ShubinDonaldson
ShubinDonaldson Architects LLC

SBYSF DOCK STORAGE BUILDING RENOVATION

401 SHORELINE DRIVE
SANTA BARBARA, CA 93101

SHUBIN+DONALDSON ARCHITECTS

SANTA BARBARA OFFICE
414A ANACAPA STREET
SANTA BARBARA, CA 931051
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PROJECT PHASE: ABR FINAL SUBMITTAL

1/3/2022
2:15:00 PM

MITIGATION MEASURES PER CITY OF SANTA BARBARA REQUIREMENTS

1. CONSTRUCTION RESPONSIBILITIES AND DEBRIS REMOVAL

BY ACCEPTANCE OF THIS PERMIT, THE APPLICANT AGREES TO COMPLY WITH THE FOLLOWING CONSTRUCTION- RELATED REQUIREMENTS:

A. NO DEMOLITION OR CONSTRUCTION MATERIALS, EQUIPMENT, DEBRIS, OR WASTE SHALL BE PLACED OR STORED IN THE WATER, OR WHERE IT MAY ENTER SENSITIVE HABITAT, RECEIVING WATERS OR A STORM DRAIN, OR BE SUBJECT TO WAVE, WIND, RAIN OR TIDAL EROSION AND DISPERSION;
B. DEMOLITION OR CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE REMOVED FROM WORK AREAS EACH DAY THAT DEMOLITION OR CONSTRUCTION OCCURS TO PREVENT THE ACCUMULATION OF SEDIMENT AND OTHER DEBRIS THAT MAY BE DISCHARGED INTO COASTAL WATERS;
C. MACHINERY OR CONSTRUCTION MATERIALS NOT ESSENTIAL FOR PROJECT IMPROVEMENTS WILL NOT BE ALLOWED AT ANY TIME IN THE SUBTIDAL OR INTERTIDAL ZONES;
D. IF TURBID CONDITIONS ARE GENERATED DURING CONSTRUCTION, A SILT CURTAIN WILL BE UTILIZED TO CONTROL TURBIDITY;
E. FLOATING BOOMS WILL BE USED TO CONTAIN DEBRIS DISCHARGED INTO COASTAL WATERS AND ANY DEBRIS DISCHARGED WILL BE REMOVED AS SOON AS POSSIBLE BUT NO LATER THAN THE END OF EACH DAY;
F. NON BUOYANT DEBRIS DISCHARGED INTO COASTAL WATERS WILL BE RECOVERED BY DIVERS AS SOON AS POSSIBLE AFTER LOSS;
G. ALL TRASH AND DEBRIS SHALL BE DISPOSED IN THE PROPER TRASH AND RECYCLING RECEPTACLES AT THE END OF EVERY CONSTRUCTION DAY;
H. THE APPLICANT SHALL PROVIDE ADEQUATE DISPOSAL FACILITIES FOR SOLID WASTE, INCLUDING EXCESS CONCRETE, PRODUCED DURING DEMOLITION OR CONSTRUCTION;
I. DEBRIS SHALL BE DISPOSED OF AT A LEGAL DISPOSAL SITE OR RECYCLED AT A RECYCLING FACILITY. IF THE DISPOSAL SITE IS LOCATED IN THE COASTAL ZONE, A COASTAL DEVELOPMENT PERMIT OR AN AMENDMENT TO THIS PERMIT SHALL BE REQUIRED BEFORE DISPOSAL CAN TAKE PLACE UNLESS THE EXECUTIVE DIRECTOR DETERMINES THAT NO AMENDMENT OR NEW PERMIT IS LEGALLY REQUIRED;
J. ALL STOCK PILES AND CONSTRUCTION MATERIALS SHALL BE COVERED, ENCLOSED ON ALL SIDES, SHALL BE LOCATED AS FAR AWAY AS POSSIBLE FROM DRAIN INLETS AND ANY WATERWAY, AND SHALL NOT BE STORED IN CONTACT WITH THE SOIL;
K. MACHINERY AND EQUIPMENT SHALL BE MAINTAINED AND WASHED IN CONFINED AREAS SPECIFICALLY DESIGNED TO CONTROL RUNOFF. THINNERS OR SOLVENTS SHALL NOT BE DISCHARGED INTO SANITARY OR STORM SEWER SYSTEMS;
L. THE DISCHARGE OF ANY HAZARDOUS MATERIALS INTO ANY RECEIVING WATERS SHALL BE PROHIBITED;
M. SPILL PREVENTION AND CONTROL MEASURES SHALL BE IMPLEMENTED TO ENSURE THE PROPER HANDLING AND STORAGE OF PETROLEUM PRODUCTS AND OTHER CONSTRUCTION MATERIALS. MEASURES SHALL INCLUDE A DESIGNATED FUELING AND VEHICLE MAINTENANCE AREA WITH APPROPRIATE BERMS AND PROTECTION TO PREVENT ANY SPILLAGE OF GASOLINE OR RELATED PETROLEUM PRODUCTS OR CONTACT WITH RUNOFF. THE AREA SHALL BE LOCATED AS FAR AWAY FROM THE RECEIVING WATERS AND STORM DRAIN INLETS AS POSSIBLE;
N. BEST MANAGEMENT PRACTICES (BMPS) AND GOOD HOUSEKEEPING PRACTICES (GHPS) DESIGNED TO PREVENT SPILLAGE AND/OR RUNOFF OF CONSTRUCTION-RELATED MATERIALS, AND TO CONTAIN SEDIMENT OR CONTAMINANTS ASSOCIATED WITH CONSTRUCTION ACTIVITY, SHALL BE IMPLEMENTED PRIOR TO THE ON-SET OF SUCH ACTIVITY;
O. ANY WOOD TREATMENT USED SHALL CONFORM TO THE SPECIFICATIONS OF THE AMERICAN WOOD PRESERVATION ASSOCIATION FOR SALTWATER USE. WOOD TREATED WITH CREOSOTE, CCA (CHROMATED COPPER ARSENATE), OR ACA (AMMONIACAL COPPER ARSENATE) IS PROHIBITED. NO WOOD TREATED WITH ACZA (AMMONIACAL COPPER ZINC ARSENATE) SHALL BE USED WHERE IT COULD COME INTO DIRECT CONTACT WITH THE WATER. ALL TREATED TIMBER SHALL BE FREE OF CHROMIUM AND ARSENIC; AND
P. ALL BMPS SHALL BE MAINTAINED IN A FUNCTIONAL CONDITION THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITY.

2. CONFORMANCE WITH THE REQUIREMENTS OF OTHER RESOURCE AGENCIES

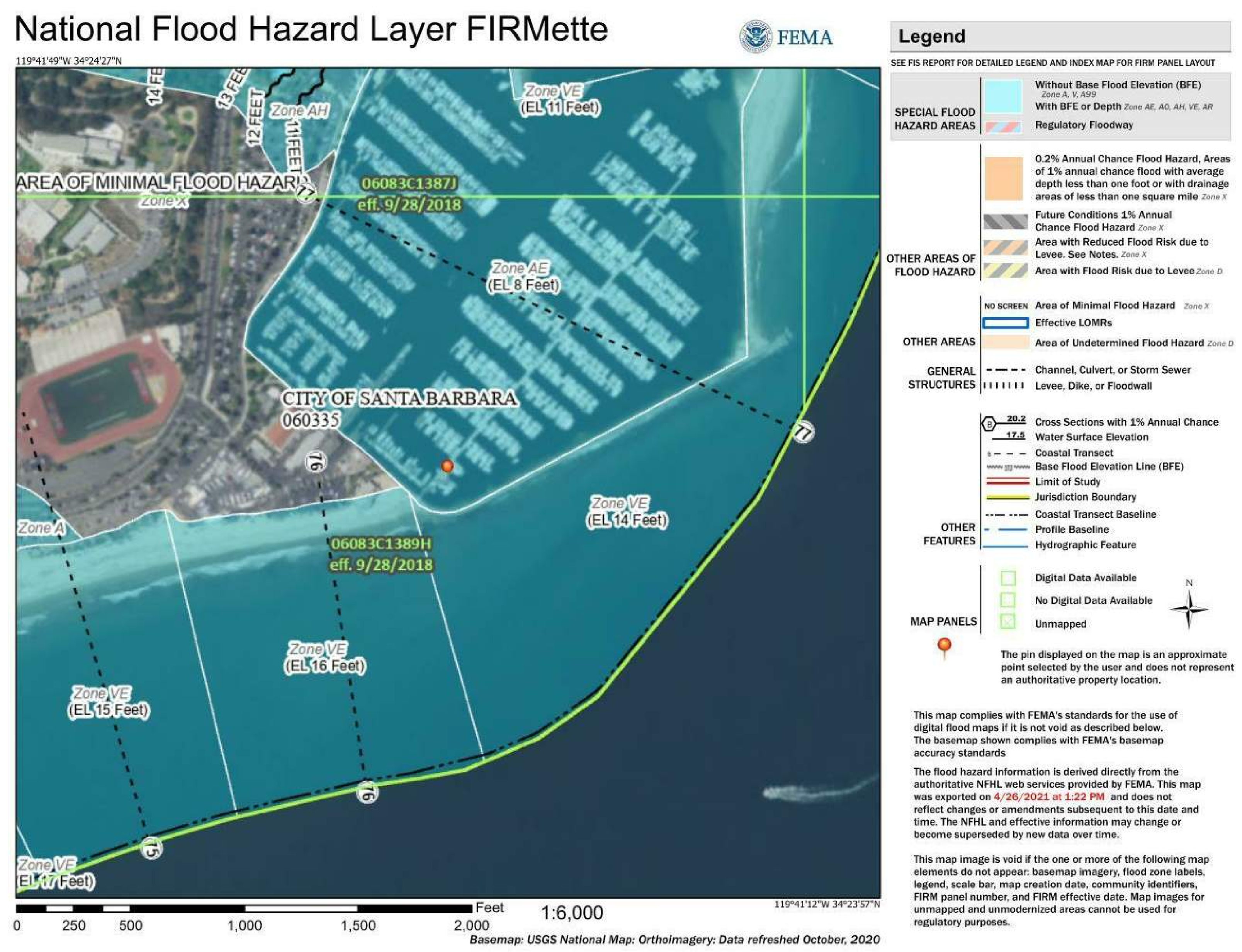
THE APPLICANT SHALL COMPLY WITH ALL PERMIT REQUIREMENTS OF, AND MITIGATION MEASURES REQUIRED BY, THE CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, STATE WATER RESOURCES CONTROL BOARD, REGIONAL WATER QUALITY CONTROL BOARD, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE WITH RESPECT TO PRESERVATION AND PROTECTION OF WATER QUALITY AND THE MARINE ENVIRONMENT. ANY CHANGE IN THE APPROVED PROJECT THAT MAY BE REQUIRED BY THE ABOVE-STATED AGENCIES SHALL BE SUBMITTED TO THE EXECUTIVE DIRECTOR IN ORDER TO DETERMINE IF THE PROPOSED CHANGE SHALL REQUIRE A PERMIT AMENDMENT PURSUANT TO THE REQUIREMENTS OF THE COASTAL ACT AND THE CALIFORNIA CODE OF REGULATIONS. IF THE EXECUTIVE DIRECTOR DETERMINES THAT A PERMIT AMENDMENT IS REQUIRED, THE CHANGE SHALL NOT BE IMPLEMENTED UNTIL SUCH AN AMENDMENT IS SECURED.

3. CONSTRUCTION TIMING AND SENSITIVE BIRD SPECIES SURVEYS

FOR ANY CONSTRUCTION ACTIVITIES BETWEEN FEBRUARY 15TH AND SEPTEMBER 1ST, THE APPLICANT SHALL RETAIN THE SERVICES OF A QUALIFIED BIOLOGIST OR ENVIRONMENTAL RESOURCE SPECIALIST (HEREINAFTER, “ENVIRONMENTAL RESOURCE SPECIALIST”) TO CONDUCT SENSITIVE BIRD SPECIES SURVEYS AND MONITOR PROJECT OPERATIONS ASSOCIATED WITH ALL CONSTRUCTION ACTIVITIES.

A. THE APPLICANT SHALL ENSURE THAT THE ENVIRONMENTAL RESOURCES SPECIALIST, WITH EXPERIENCE IN CONDUCTING BIRD SURVEYS, SHALL CONDUCT BIRD SURVEYS 30 CALENDAR DAYS PRIOR TO THE LISTED ACTIVITIES TO DETECT ANY ACTIVE BIRD NESTS IN ALL TREES WITHIN 500 FEET OF THE PROJECT SITE. A FOLLOW-UP SURVEY MUST BE CONDUCTED 3 CALENDAR DAYS PRIOR TO THE INITIATION OF CONSTRUCTION AND NEST SURVEYS MUST CONTINUE ON A MONTHLY BASIS THROUGHOUT THE NESTING SEASON OR UNTIL THE PROJECT IS COMPLETED, WHICHEVER COMES FIRST.
B. IF AN ACTIVE NEST OF ANY FEDERALLY OR STATE LISTED THREATENED OR ENDANGERED SPECIES, SPECIES OF SPECIAL CONCERN, OR ANY SPECIES OF RAPTOR IS FOUND WITHIN 500 FEET OF CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL RETAIN THE SERVICES OF AN ENVIRONMENTAL RESOURCE SPECIALIST WITH EXPERIENCE IN CONDUCTING BIRD AND NOISE SURVEYS, TO MONITOR BIRD BEHAVIOR AND CONSTRUCTION NOISE LEVELS. THE ENVIRONMENTAL RESOURCE SPECIALIST SHALL BE PRESENT AT ALL RELEVANT CONSTRUCTION MEETINGS AND DURING ALL SIGNIFICANT CONSTRUCTION ACTIVITIES (THOSE WITH POTENTIAL NOISE IMPACTS) TO ENSURE THAT NESTING BIRDS ARE NOT DISTURBED BY CONSTRUCTION RELATED NOISE. THE ENVIRONMENTAL RESOURCES SPECIALIST SHALL MONITOR BIRDS AND NOISE EVERY DAY AT THE BEGINNING OF THE PROJECT AND DURING ALL PERIODS OF SIGNIFICANT CONSTRUCTION ACTIVITIES. CONSTRUCTION ACTIVITIES MAY OCCUR ONLY IF CONSTRUCTION NOISE LEVELS EXCEED A PEAK LEVEL OF 65 DB AT THE NEST SITE(S), SOUND MITIGATION MEASURES SUCH AS SOUND SHIELDS, BLANKETS AROUND SMALLER EQUIPMENT, MIXING CONCRETE BATCHES OFF-SITE, AND MINIMIZING THE USE OF BACK UP ALARMS SHALL BE EMPLOYED. IF THESE SOUND MITIGATION MEASURES DO NOT REDUCE NOISE LEVELS, CONSTRUCTION WITHIN 500 FEET OF THE NESTING TREES/AREAS SHALL CEASE AND SHALL NOT RECOMMENCE UNTIL EITHER NEW SOUND MITIGATION CAN BE EMPLOYED OR NESTING IS COMPLETE.
C. IF AN ACTIVE NEST OF A FEDERALLY OR STATE-LISTED THREATENED OR ENDANGERED SPECIES, BIRD SPECIES OF SPECIAL CONCERN, OR ANY SPECIES OF RAPTOR IS FOUND, THE APPLICANT SHALL NOTIFY THE APPROPRIATE STATE AND FEDERAL AGENCIES WITHIN 24 HOURS, AND SHALL DEVELOP AN APPROPRIATE ACTION SPECIFIC TO EACH INCIDENT. THE APPLICANT SHALL NOTIFY THE EXECUTIVE DIRECTOR IN WRITING BY FACSIMILE OR E-MAIL WITHIN 24 HOURS AND CONSULT THE EXECUTIVE DIRECTOR REGARDING DETERMINATIONS OF STATE AND FEDERAL AGENCIES.

FLOOD HAZARD MAP



PROJECT DESCRIPTION

DEMO (E) 125 SF STRUCTURE TO BE REPLACED WITH NEW 299 SF STORAGE STRUCTURE FOR EXISTING YOUTH SAILING PROGRAM. 146 SF ADDITION TO EXISTING DOCK AREA. BOAT STORAGE AND DOCK IMPROVEMENTS. THIS PROJECT WILL CONFORM WITH THE BPM REQUIREMENTS AS DESCRIBED IN THE MITIGATION MEASURES ON THIS SHEET.

APPLICABLE CODES

PROJECT SHALL COMPLY WITH:
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE

ALL AMENDMENTS AS ADOPTED IN SANTA BARBARA CITY ORDINANCE

PROJECT DATA

CLIENT CONTACT/ APPLICANT
ERIC STOKKE, SANTA BARBARA YOUTH SAILING FOUNDATION (SBYSF)

CO-APPLICANT
CITY OF SANTA BARBARA, HARBOR DEPARTMENT

PROJECT ADDRESS
401 SHORELINE DRIVE
SANTA BARBARA, CA 93109

JURISDICTIONAL
MUNICIPALITY: CITY OF SANTA BARBARA,
CALIFORNIA COASTAL COMMISSION

PLANNING & ZONING INFORMATION
ASSESSOR PARCEL NO. (APN): 033-120-018
ZONE: COASTAL ZONE- HARBOR COMMERCIAL
EXISTING USE: STORAGE
PROPOSED USE: STORAGE, TRAINING AND DEVELOPMENT
OCCUPANCY: B, S-1 (MIXED NON-SEPARATED OCCUPANCY)
CONSTRUCTION TYPE: V
LOT AREA: N/A
EXISTING SLOPE: 0.01
GRADING: NONE
HIGH FIRE: NO
FLOOD PLAIN: NO
SPRINKLERS: NOT REQUIRED

AREA CALCS

	NET	GROSS	
EXISTING			
STORAGE STRUCTURE	125 SF	150 SF	
DOCK	2,576 SF	2,576 SF	
PROPOSED			
STORAGE STRUCTURE	299 SF	337 SF	
DOCK	2,722 SF	2,722 SF	(146 SF ADDITION)

PROJECT TEAM

ARCHITECT:
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CONTACT: ROBIN DONALDSON

SHEET INDEX

GENERAL NOTES

1. INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.

2. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

3. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.

4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.

6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.

7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS THE KIND AND QUALITY OF MATERIALS.

8. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.

B. PERMITS AND REGULATIONS

1. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.

2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.

3. IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW, ORDINANCE, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

C. PROTECTION OF WORK & PROPERTY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

2. THE CONTRACTOR ASSUMES ALL RISKS, HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

D. SUPERVISION

1. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

E. DAMAGES IN THE WORK

1. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES, IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

F. CLEANING BUILDING AND PREMISES

1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS. STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS, WINDOW SILLS AND LEDGES, HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY HAVE COLLECTED. WASH AND POLISH ALL GLASS.

G. GUARANTEES

1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. WHEN APPLICABLE THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

I. TRANSPORTATION OF EXCAVATED MATERIAL

1. WHEN APPLICABLE, THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

J. GENERAL REQUIREMENTS

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCAION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER-LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTIURE CONTAINING THE FUEL GAS PIPING.(PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000). SEPARATE PLUMBING PERMIT IS REQUIRED.

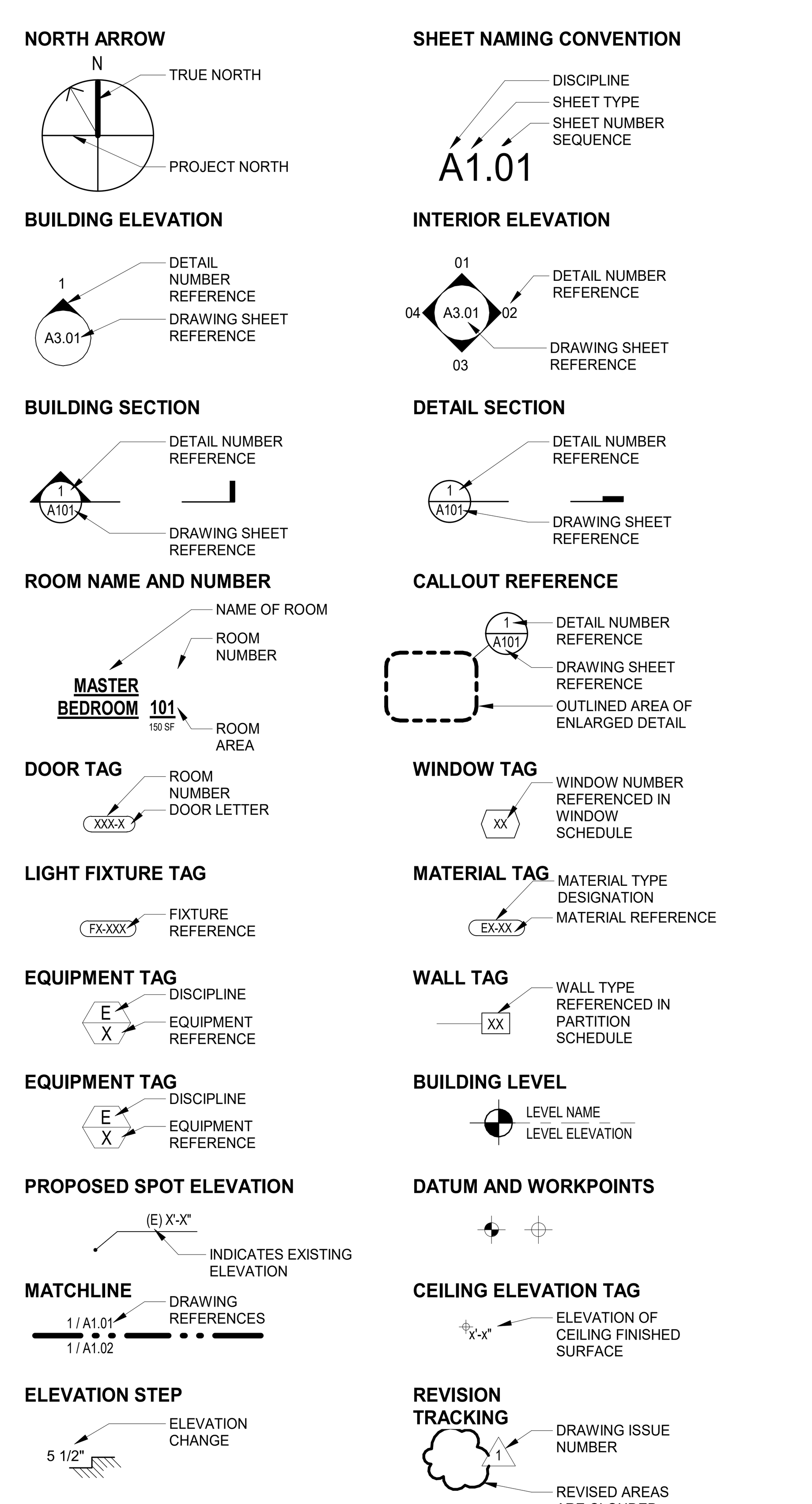
3. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

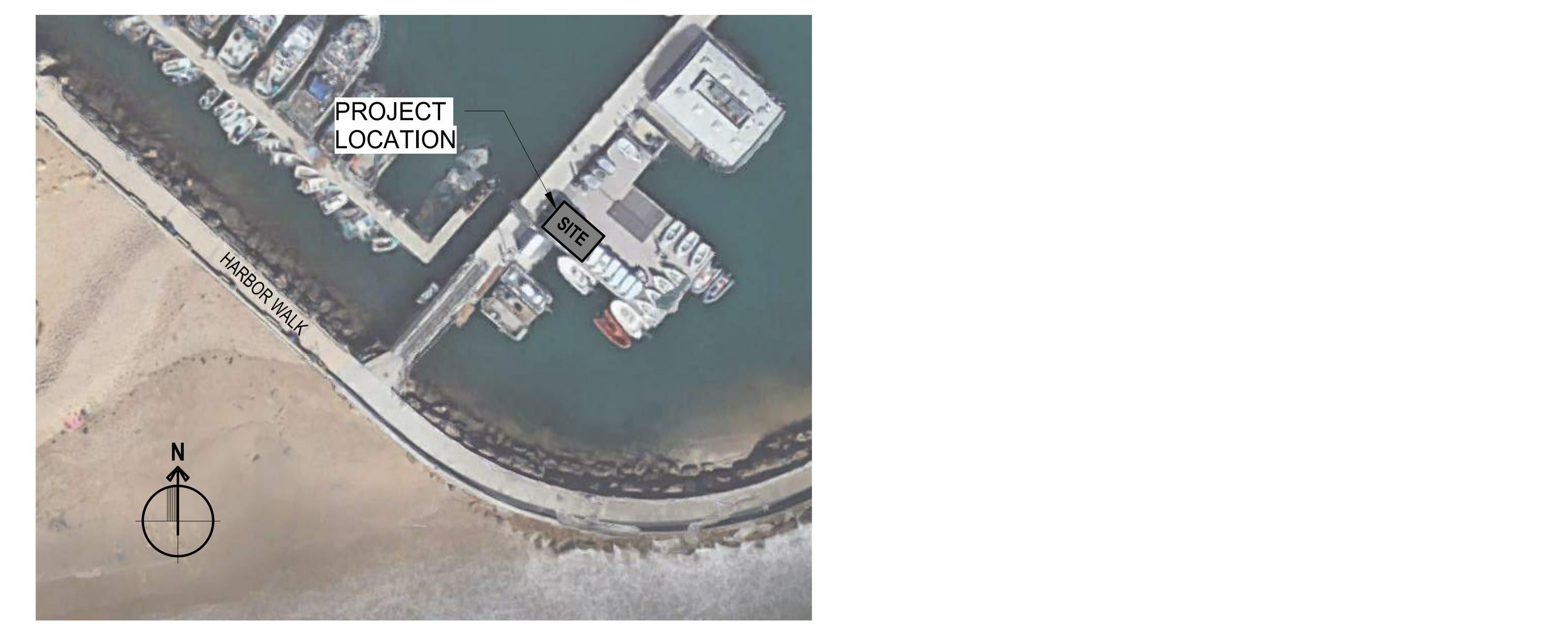
ABBREVIATIONS

&	AND
@	AT
d	PENNY
°	ANGLE
⊥	PERPENDICULAR
A/C	AIR CONDITIONER / CONDITIONING
AB	ANCHOR BOLT
ABV	ABOVE
AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE / ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AL / ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATELY
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
AUTO	AUTOMATIC
AVG	AVERAGE
BD	BOARD
BET	BETWEEN
BITUM	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BN	BOUNDARY NAILING
BOT	BOTTOM
CAB	CABINET
CB	CATCH BASIN
CF	CUBIC FOOT
CI	CAST IRON;CONTRACTOR INSTALLED
CIP	CAST IN PLACE
CJ	CONTROL JOINT; CEILING JOIST
CL	CENTER LINE
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN/CLEAR OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CSK	COUNTERSINK
DBL	DOUBLE
DEMO	DEMOLISH; DEMOLITION
DF	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EN	EDGE NAIL
ENG	ENGINEER
EQ	EQUAL(LY)
EQPT	EQUIPMENT
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FAST	FASTEN(ER)
FAU	FORCED AIR UNIT
FBO	FURNISHED BY OWNER
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FLAT HEAD
FIN	FINISH(ED)
FIXT	FIXTURE
FL	FLOOR
FLASH	FLASH(ING)
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOP	FACE OF PLYWOOD
FOS	FACE OF STUDS
FOW	FACE OF WALL
FP	FIREPROOF; FIREPLACE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GL	GLASS / GLAZING
GR	GRADE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIB
HDR	HEADER
HDWR	HARDWARE
HOR / HORIZ	HORIZONTAL
HP	HIGH POINT; HORSEPOWER
HR	HANDRAIL; HOUR
HT	HEIGHT
HTR	HEATER
HVAC	HEATING / VENTILATION / AIR CONDITIONING
HW (R)	HOT WATER (RETURN)
ID	INSIDE DIAMETER
IN	INCH / INCHES
INCL	INCLUDE(D) / INCLUDING
INSUL	INSULATE / INSULATION
INT	INTERIOR
JT	JOINT
LAM	LAMINATE(D)
LAV	LAVATORY
LB	LAG BOLT
LB(S)	POUND(S)
LF	LINEAR FOOT (FEET)
LH	LEFT HAND
LIB	LIBRARY
LP	LOW POINT
LT	LIGHT
LVR	LOUVER
MACH	MACHINE
MAINT	MAINTENANCE
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
MR	MOISTURE RESISTANT
MTL	METAL
(N)	NEW
N	NORTH
NA OR N/A	NOT AVAILABLE / APPLICABLE
NIC	NOT IN CONTRACT
NO / #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OPG / OPNG	OPENING
OZ	OUNCE
P	PAINT (NUMBER - SEE SPECS)
PED	PEDESTAL
PER	PERIMETER
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PROPERTY LINE
PLAS	PLASTER
PLYWD	PLYWOOD
POC	POINT OF CONNECTION
PR	PAIR
PRCST	PRE-CAST
PREFAB	PREFABRICATED
PROP	PROPERTY
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PTDF	PRESSURE TREATED DOUGLAS FIR
Q	QUARTZ
QT	QUARRY TILE
QTY	QUANTITY
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE; REFRIGERATOR
REG	REGISTER
REINF	REINFORCE(D)
REQ	REQUIRED
REV	REVISE / REVISION
RFL	REFLECTED
RH	RIGHT HAND; ROUND HEAD
RM	ROOM
RO	ROUGH OPENING
RWD	REDWOOD
S	SOUTH
SCHED	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILAR
SMACNA	RE: THE ARCH SHEET METAL MANUAL
SOG	SLAB ON GRADE
SPEC	SPECIFY / SPECIFICATION
SQ	SQUARE
SQFT	SQUARE FEET
SQIN	SQUARE INCH(ES)
SS	STAINLESS STEEL
ST	STONE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE / STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYN	SYNTHETIC
SYS	SYSTEM
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TBS	TO BE SELECTED
TEL	TELEPHONE
TEMP	TEMPORARY / TEMPERATURE
THK	THICK
THRU	THROUGH
TOC	TOP OF CONCRETE
TOS	TOP OF SLAB
TOW	TOP OF WALL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORY
UNF / UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
VB	VAPOR BARRIER
VERT	VERTICAL
VEST	VESTIBULE
VGDF	VERTICAL GRAIN DOUGLAS FIR
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VTR	VENT THRU ROOF
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
WI	WROUGHT IRON
WIN	WINDOW
WP	WATERPROOF(ING)
WPT	WORK POINT
WWF	WELDED WIRE FABRIC
YD	YARD

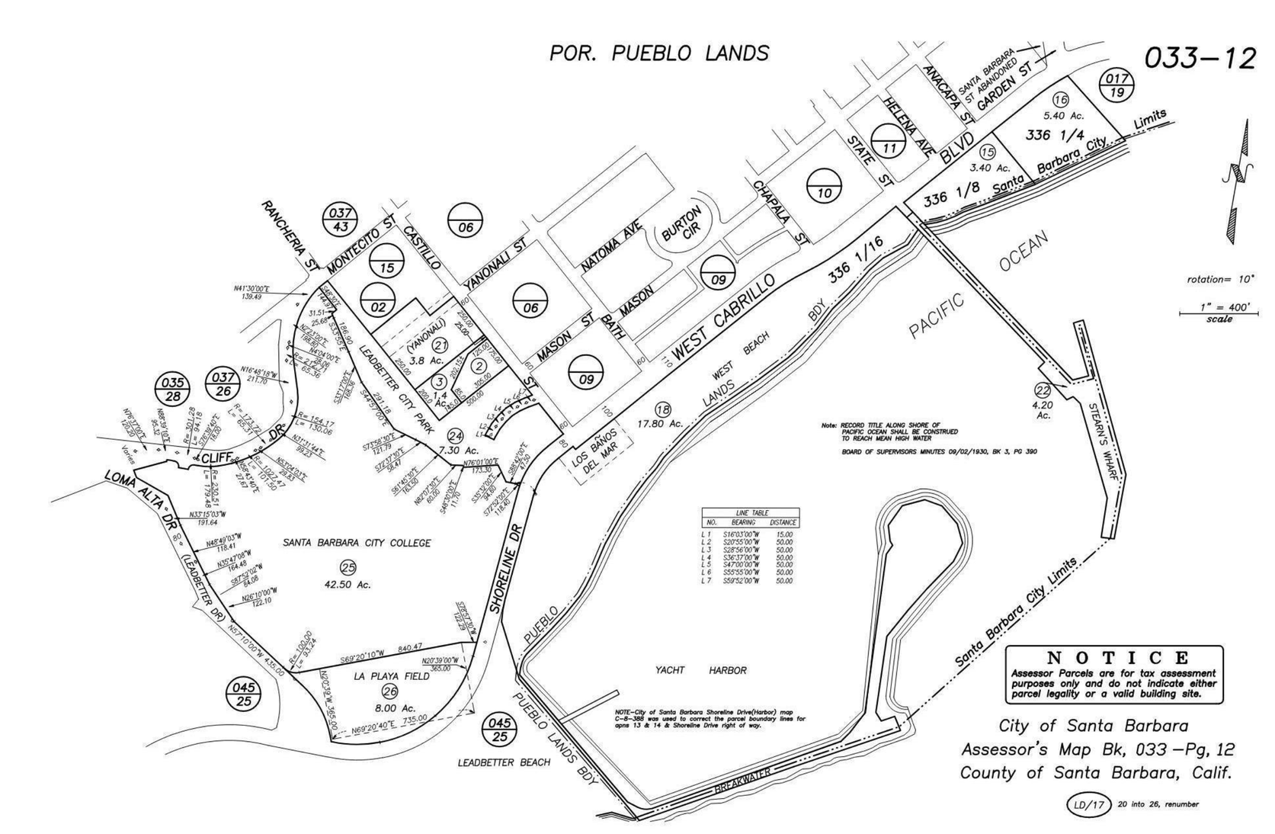
ARCHITECTURAL SYMBOL LEGEND



VICINITY MAP



ACCESSOR PARCEL MAP



NOT FOR CONSTRUCTION

SBYSF DOCK STORAGE BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: As indicated
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. © 2016 SHUBIN + DONALDSON INC.

PROJECT INFO SHEET

A0.01

1/3/2022 2:15:03 PM

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY GAVIN NEWSOM, *GOVERNOR*

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV

June 25, 2021

Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 4-21-0310-W

Applicant: Santa Barbara Youth Sailing Foundation, City of Santa Barbara

Location: Santa Barbara Harbor, City of Santa Barbara, Santa Barbara County

Proposed Development: Demolition of an existing 125 sq. ft. structure, replacement with a 299 sq. ft. structure, and a 126 sq. ft. dock addition at the Santa Barbara Youth Sailing Foundation Dock. The proposed structure is a prefabricated storage shed and will be used for boat storage and training for the existing youth sailing program. The proposed dock addition will be made out of plastic. The proposed project includes implementation of bird surveys during breeding season. Additionally, the implementation of best management practices is proposed to ensure water quality is not degraded during construction.

Rationale: The proposed project is minor in nature as it consists of demolition of a small structure, replacement with a small prefabricated storage shed, and minor additions to the existing dock area. The improvements will not involve changes to existing, or installation of new piles. The proposed structure will be assembled off-site and will be carried and assembled onto the dock. Assembly of the shed and addition to the dock will be completed over three days. The applicant included implementation of construction best management practices and bird surveys as part of the proposed project to ensure water quality of the harbor is not degraded during construction and sensitive species will not be disturbed. Therefore, the proposed project will not result in any adverse impacts to coastal resources and is consistent with all applicable Chapter Three policies of the Coastal Act.

Coastal Development Permit De Minimis Waiver
4-21-0310-W

This waiver will not become effective until reported to the Commission at its meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

Sincerely,

John Ainsworth
Executive Director

Original on File signed by:

Isabel Qi
Coastal Program Analyst

cc: Commissioners/File

RECEIVED
AUG 2 0 2021

STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY GAVIN NEWSOM, *GOVERNOR*

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT OFFICE
89 SOUTH CALIFORNIA STREET, SUITE 200
VENTURA, CALIFORNIA 93001-2801
PH (805) 585-1800 FAX (805) 641-1732
WWW.COASTAL.CA.GOV

August 5, 2021

CORRECTED COPY
NOTICE OF
PERMIT WAIVER EFFECTIVENESS

To: Santa Barbara Youth Sailing Foundation, City of Santa Barbara

From: Barbara Carey, District Manager
Isabel Qi, Coastal Program Analyst

Subject: Coastal Development Permit (CDP) Waiver 4-21-0310-W

Please note that CDP Waiver 4-21-0310-W was reported to the California Coastal Commission on July 7, 2021 and became effective as of that date. CDP Waiver 4-21-0310-W allows for:

Demolition of an existing 125 sq. ft. structure, replacement with a 299 sq. ft. structure, and a 126 sq. ft. dock addition at the Santa Barbara Youth Sailing Foundation Dock. The proposed structure is a prefabricated storage shed and will be used for boat storage and training for the existing youth sailing program. The proposed dock addition will be made out of plastic. The proposed project includes implementation of bird surveys during breeding season. Additionally, the implementation of best management practices is proposed to ensure water quality is not degraded during construction.

At: Santa Barbara Harbor, City of Santa Barbara (Santa Barbara County).

Please be advised that CDP Waiver 4-21-0310-W only authorizes the development as proposed and described in the Commission's files; any changes to the proposed and described project may require a CDP to account for the changes or a CDP for the entire project. If you have any questions, please contact Isabel Qi in the South Central Coast District Office at the address and phone number above.

Notice of Permit Waiver Effectiveness
4-21-0310-W

Sincerely,

John Ainsworth
Executive Director

Isabel Qi
Coastal Program Analyst

cc: Commissioners/File

SBYSF DOCK STORAGE BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE:
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. © 2016 SHUBIN + DONALDSON INC.

CCC WAIVER

A0.06

1/3/2022 2:59:34 PM

NOT FOR CONSTRUCTION

(E) DOCK FRAMING

NORTHEAST

NORTHWEST

NORTHWEST

(E) DOCK FRAMING

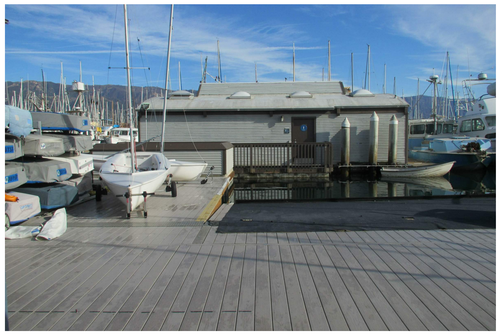
SOUTH

SOUTHEAST

SOUTH

(E) DOCK FRAMING

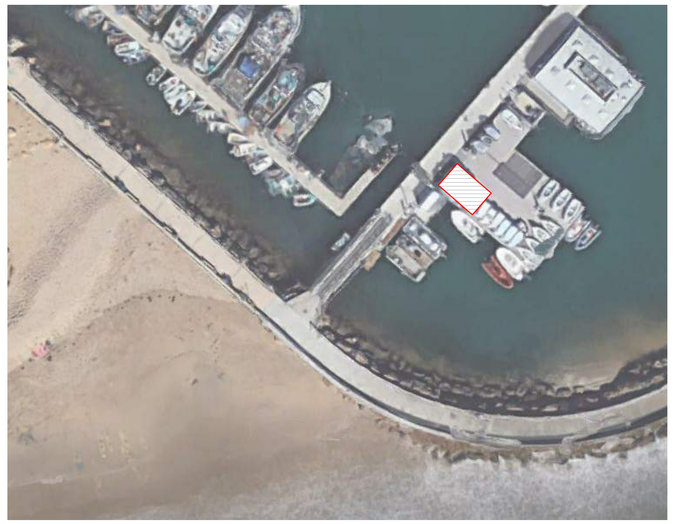
NORTHEAST



NORTHEAST

NORTHEAST

(E) DOCK, FASTENING @ CORNER



SITE PLAN
SCALE: 1" = 30'-0" 01

SBYSF DOCK STORAGE BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: 1" = 30'-0"
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

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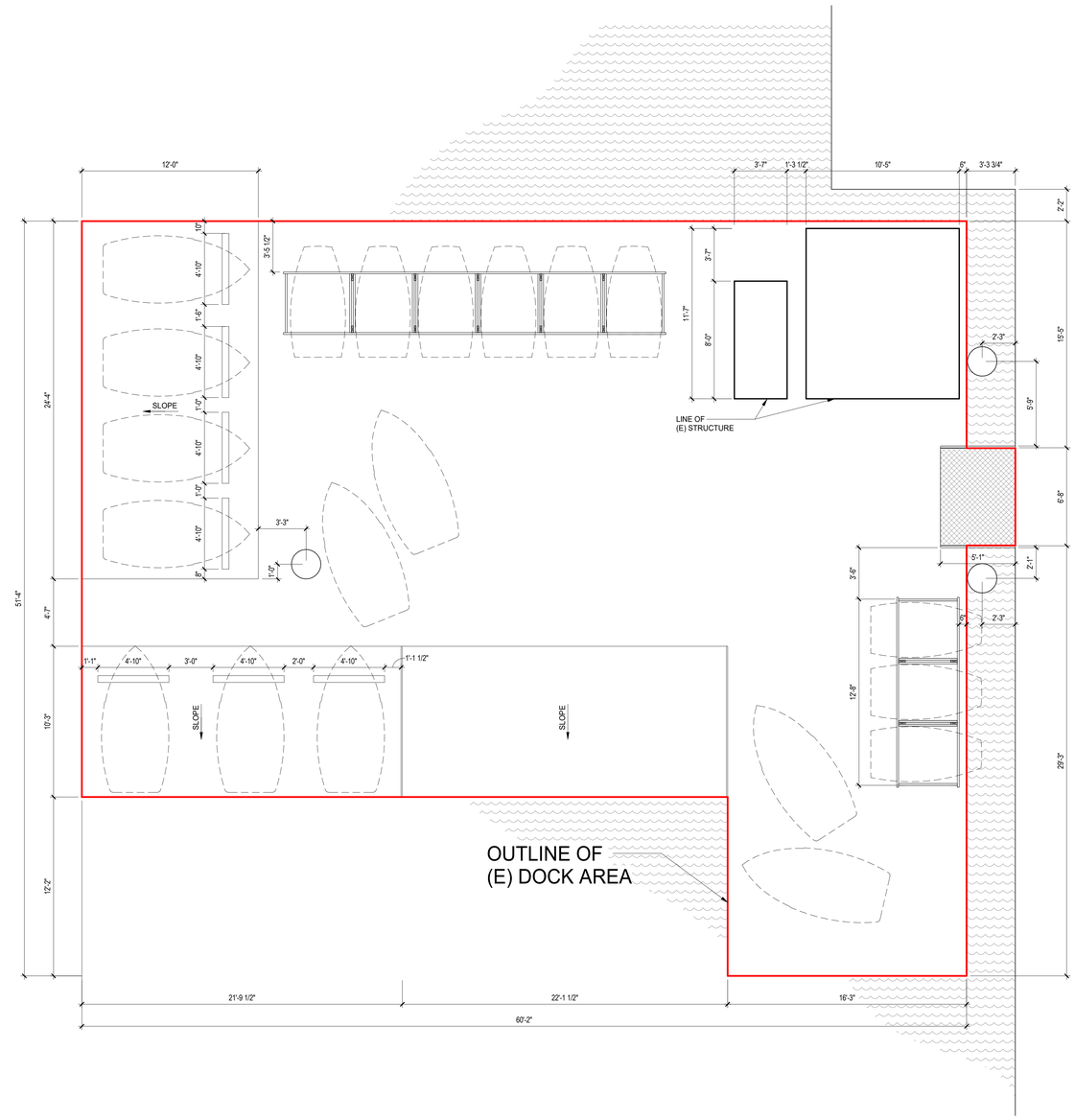
SITE PHOTOGRAPHY

A0.05

1/3/2022 2:15:11 PM

NOT FOR CONSTRUCTION



EXISTING SITE PLAN 01
SCALE: 1/4" = 1'-0"

SBYSF DOCK STORAGE
BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: 1/4" = 1'-0"
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

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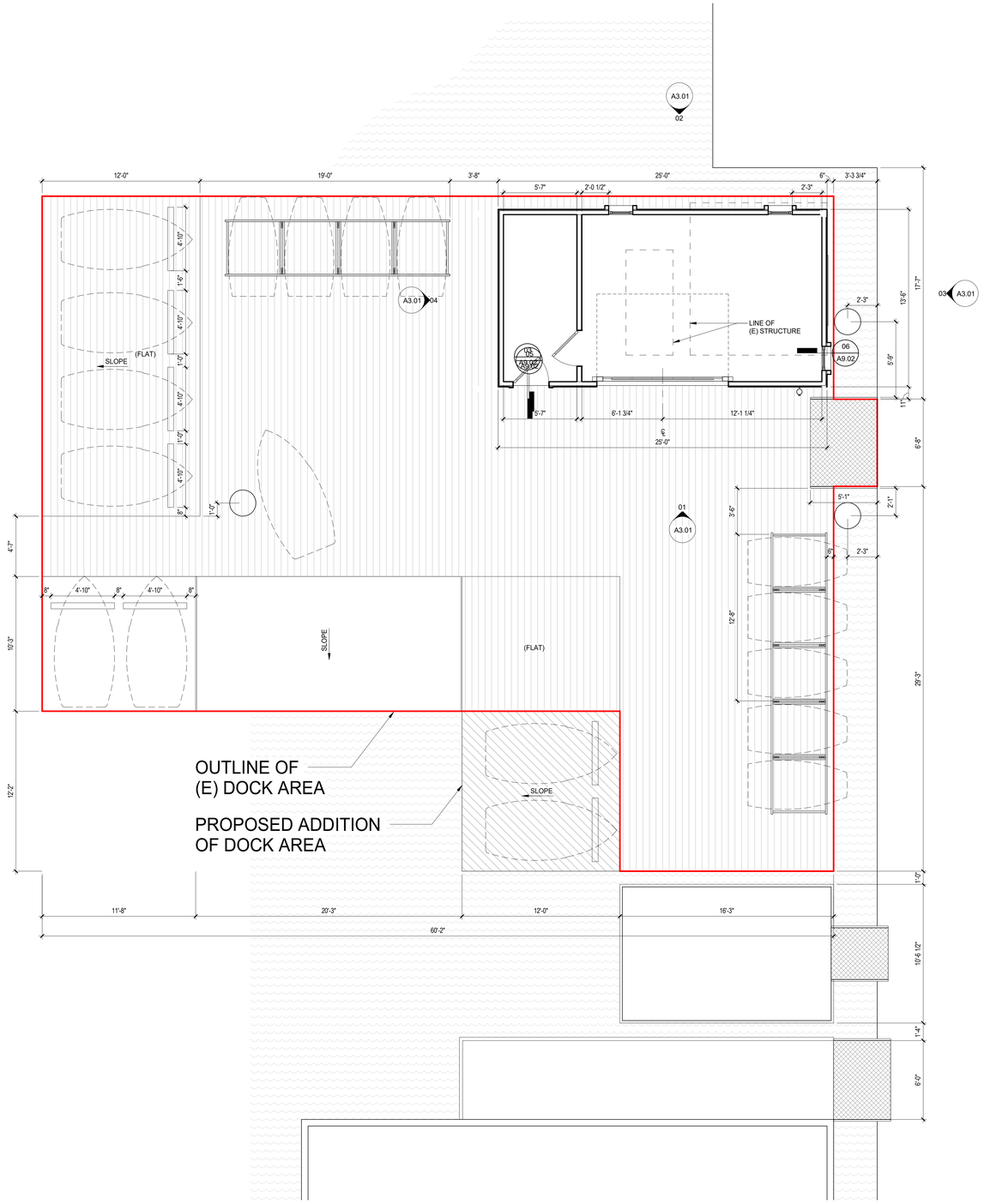
NOT FOR CONSTRUCTION

EXISTING SITE PLAN
A1.00

1/3/2022 2:15:12 PM



PROPOSED SITE PLAN 01
SCALE: 1/4" = 1'-0"

N

DONALDSON, ROBERT
No. C19207
6.30.2019
RENEWAL DATE
STATE OF CALIFORNIA

SBYSF DOCK STORAGE BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: 1/4" = 1'-0"
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

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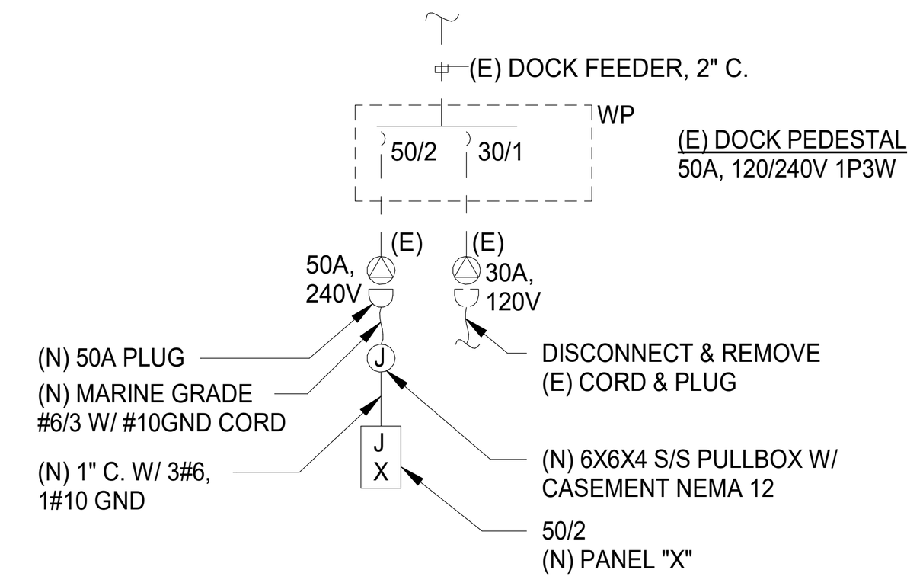
PROPOSED SITE PLAN
A1.01

1/3/2022 2:15:12 PM

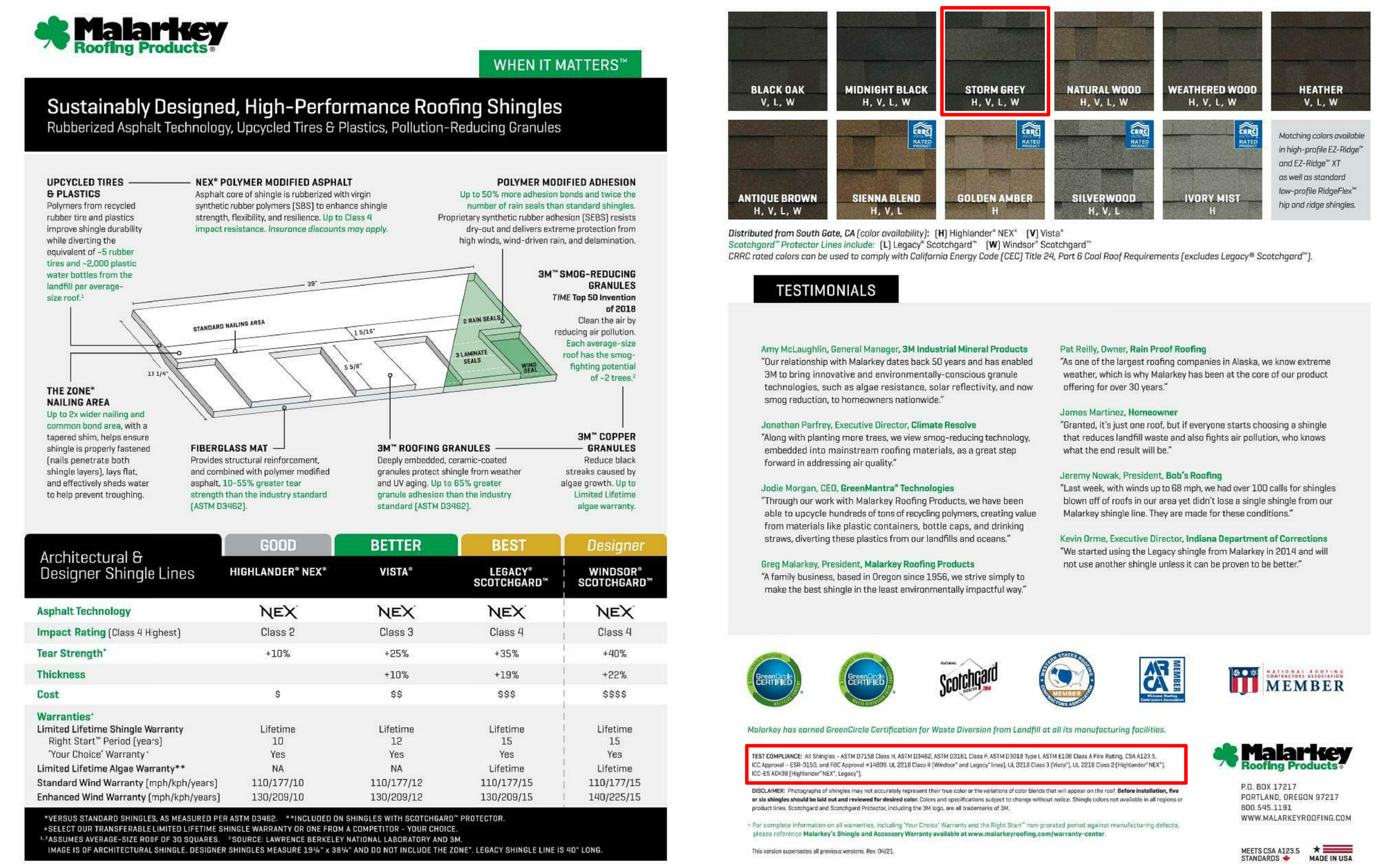
SINGLE LINE DIAGRAM



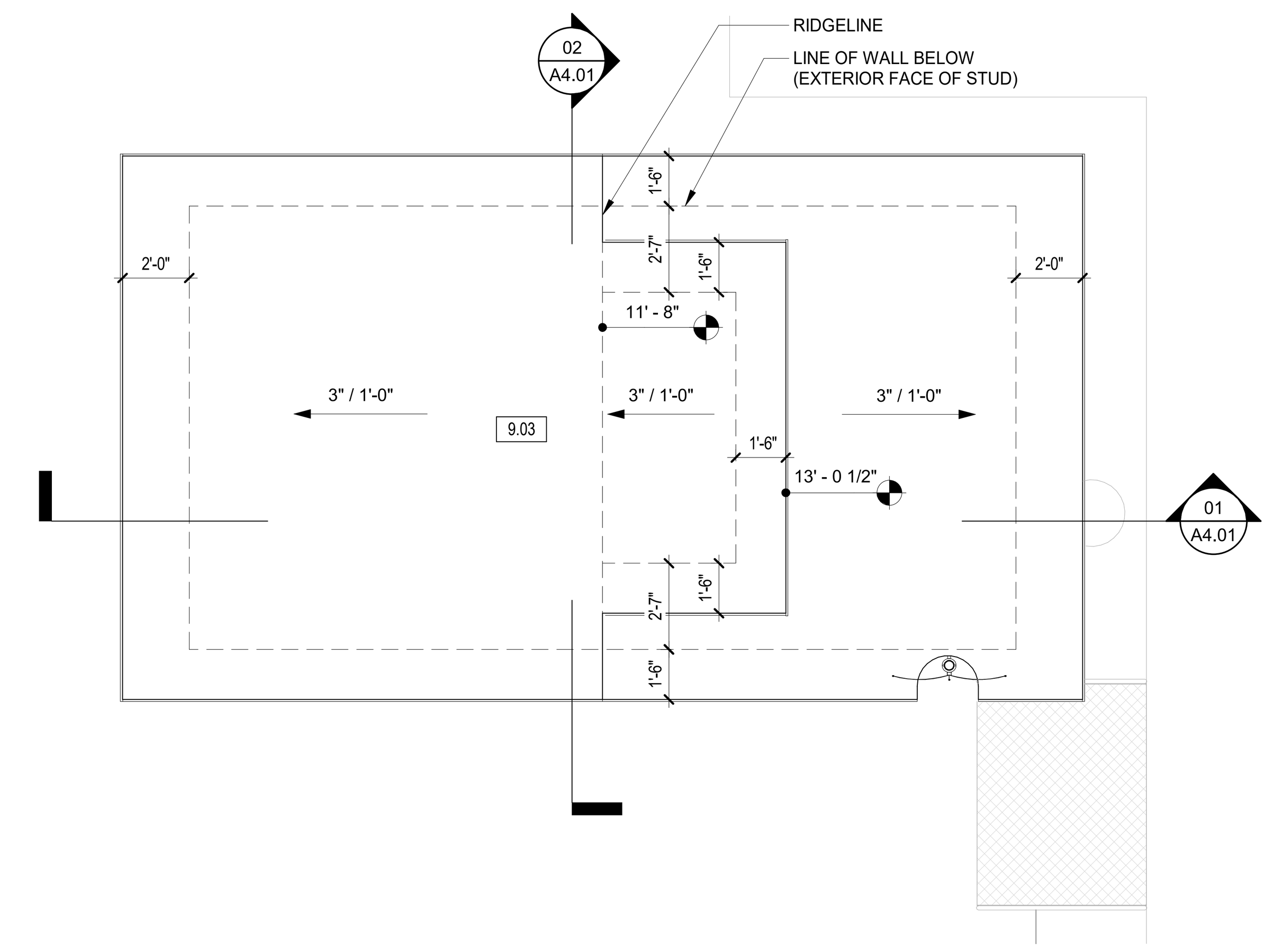
(N) PANEL SCHEDULE "X"																	
SERVICE: 120/240V 1Φ 3W			MAIN BKR.: 50A-2P						BUS: 100A							LOC.: SEE PLAN	
SQUARE D QO LOAD CENTER																MTG.: FLUSH	
REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC	CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
STORAGE REC	360		2			1	20	1	2	20	1		5		500		EXT LTG
"		360	2			1	20	3	4	20	1		6			240	LIGHTING
OPEN AREA REC	360		2			1	20	5	6	20	1						SPARE
REC AT PANEL		500	1			1	20	7	8	20	1						"
SPARE						1	20	9	10	20	1						"
"						1	20	11	12	20	1			1		500	EXT REC
TOTAL WATTS=			ΦA=						ΦB=								
AMPS=									MINIMUM BKR				A.I.C. RATING= 10,000 AMPS SYM				

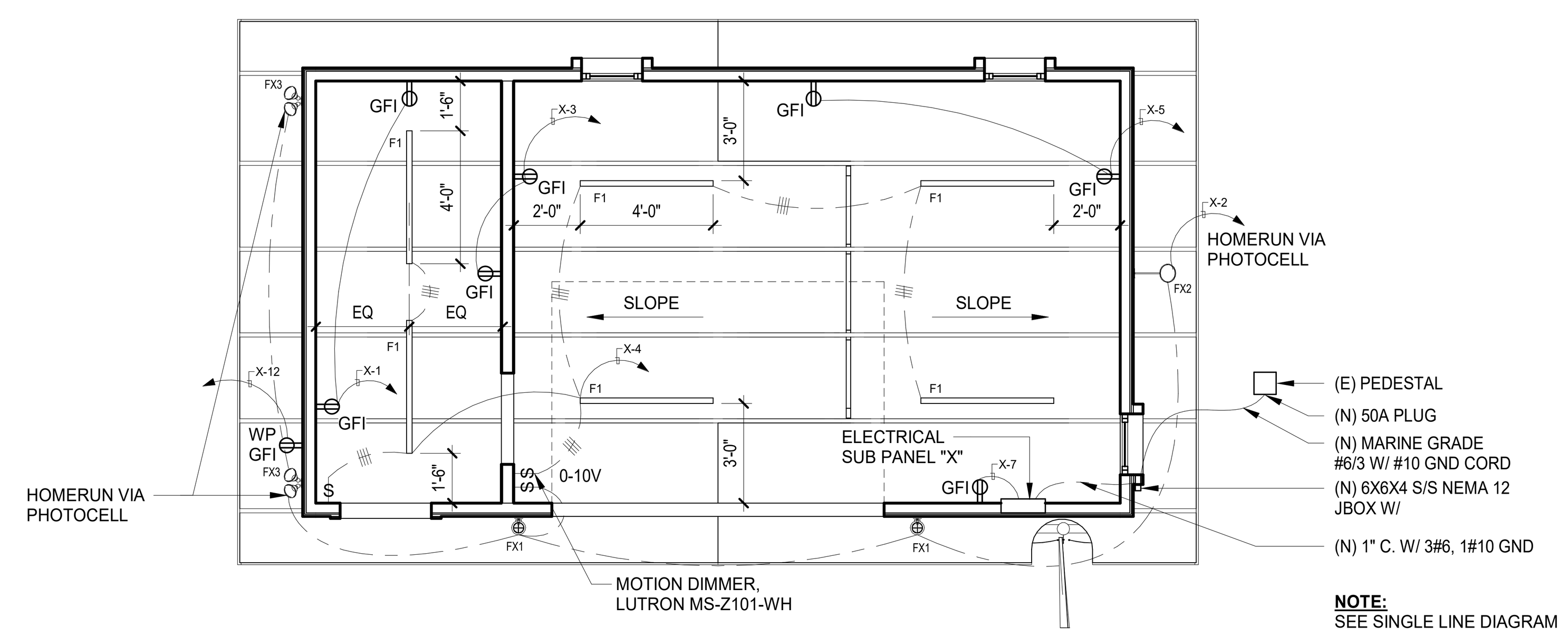
LIGHTING FIXTURE SCHEDULE					
TYPE	DESCRIPTION	MANUFACTURER	MODEL	FINISH	LAMPING
F1	LED LINEAR LIGHTING	BARTCO LIGHTING	RAD10 RADICAL	ALUMINUM	LED
FX1	WALL MOUNTED SCONCE	BIG SHIP SALVAGE	P1-01A	ALUMINUM	LED
FX2	WALL MOUNTED GOOSENECK SCONCE FOR SIGNAGE	STEEL LIGHTING CO.	A09-GB04-08-BP12-08-LFLA	ALUMINUM	LED
FX3	WALL MOUNTED FLOOD LIGHT	REMCRAFT	SWEDISH MODERN, 2060 SERIES	ALUMINUM	LED

SEE LIGHTING SPECS ON SHEET A3.01 FOR FIXTURE INFORMATION.



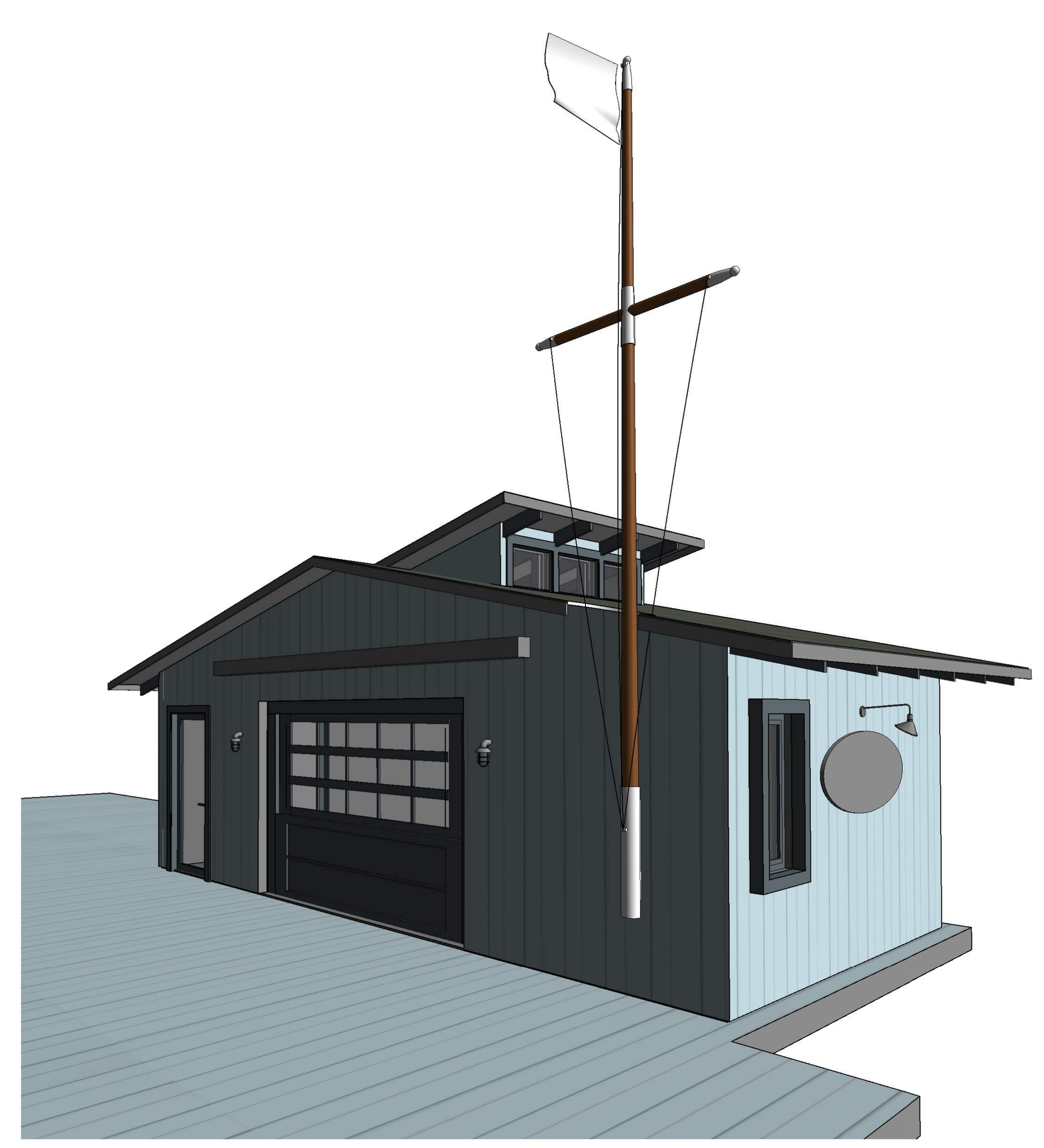
EX-02



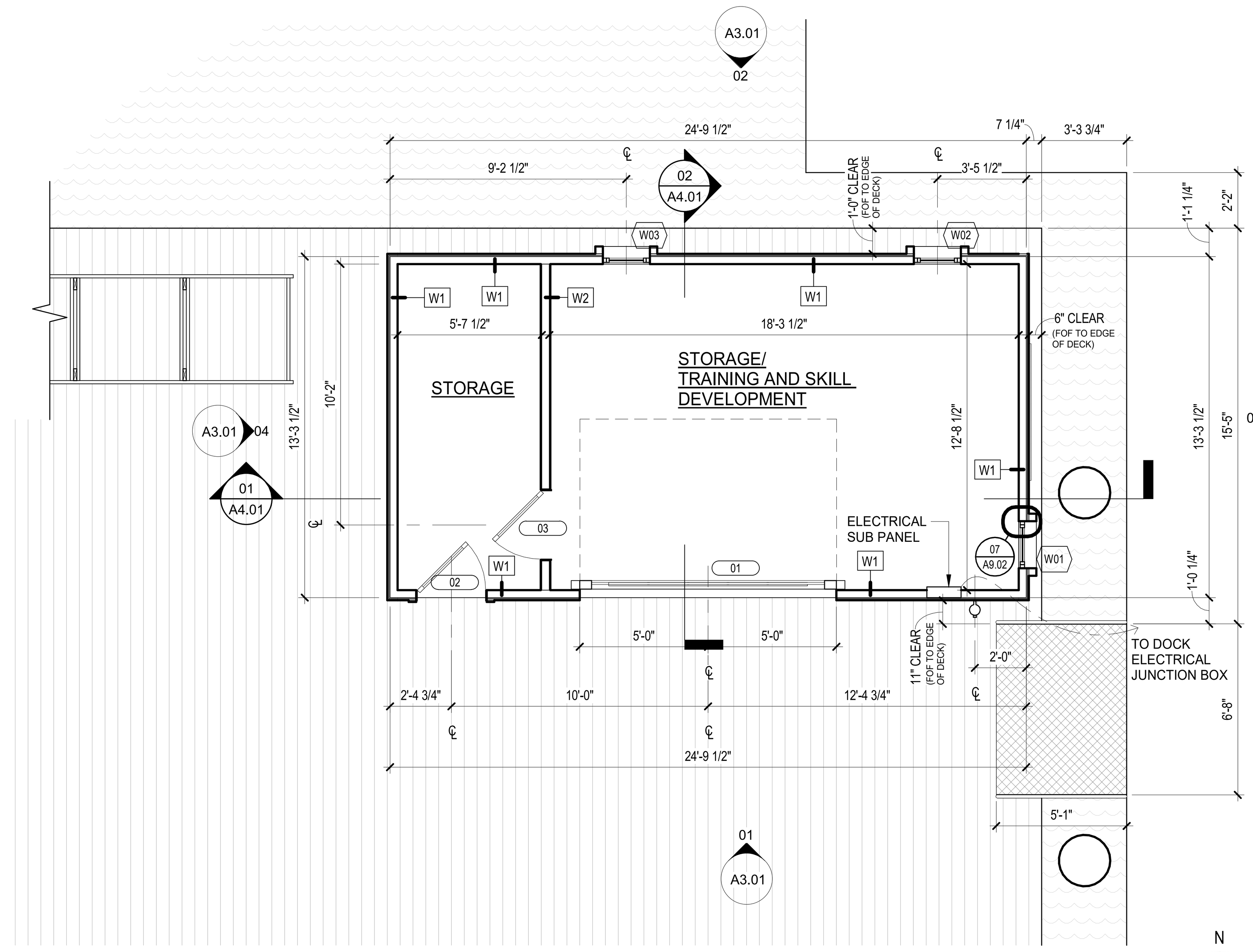


RCP & POWER PLAN 03
SCALE: 1/4" = 1'-0"

ROOF PLAN 02
SCALE: 1/4" = 1'-0"



PERSPECTIVE VIEW



FLOOR PLAN 01
SCALE: 1/4" = 1'-0"

WALL TYPE SCHEDULE

TYPE	DESCRIPTION
W1	EXTERIOR 2X4 STUD W/ WOOD SIDING
W2	INTERIOR 2X4 STUD

EXT FINISH SCHEDULE

TAG	DESCRIPTION
EX-01	VERTICAL WOOD SIDING, BENJAMIN MOORE- BLUE BAY MARINA 1655
EX-02	MODIFIED ASPHALT SHINGLES, MALARKEY STORM GREY, CLASS A, SEE SPECIFICATIONS ON A3.01 FOR MORE INFO
EX-03	WOOD TRIM, RAFTERS, AND FASCIA, SHERWIN WILLIAMS DISTANCE 6243
EX-05	ANDERSEN 100 SERIES DOORS AND WINDOWS, SHERWIN WILLIAMS DISTANCE
EX-06	SOLID WOOD FLAG POLE

FLOOR PLAN LEGEND

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPENCIES BEFORE PROCEEDING WITH WORK.

RCP LEGEND

FX1	EXTERIOR WALL SCONCE, SEE LIGHTING FIXTURE SCHEDULE
FX2	EXTERIOR WALL SCONCE, SEE LIGHTING FIXTURE SCHEDULE
FX3	WALL MOUNTED FLOOD LIGHT, SEE LIGHTING FIXTURE SCHEDULE
F1	LINEAR LIGHT, SEE LIGHTING FIXTURE SCHEDULE
GFI	GROUND FAULT CURCUIT INTERRUPTING RECEPTACLE
	HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1" C., NO MARKS = 2#12
X-3	HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FRAME UNLESS OTHERWISE NOTED
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPENCIES BEFORE PROCEEDING WITH WORK.
3. SEE LIGHTING SPECS ON SHEET A3.01 FOR FIXTURE INFORMATION.

SBYSF DOCK STORAGE BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: As indicated
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

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FLOOR PLANS

A2.10

1/3/2022 2:15:17 PM

EXTERIOR LIGHTING FIXTURE (FX1)

Dock Light with Rain Cap

Whether you're redecorating a room inside or outside, this aluminum bulkhead dock light will serve you well while adding a nice nautical touch to your décor. This aluminum light will be the perfect addition to your nautical/coastal themed bedroom, outdoor patio, or even restaurant!

Dimensions With Raincap:

From the top of the wall mount of this aluminum bulkhead light to the bottom of the cage, this light measures 11 inches tall. When mounted to the wall, this light will extend out by 9 1/2 inches. The aluminum rain cap cover that we added measures 7 1/2 inches wide. The junction box measures 5 inches by 5 inches wide and has four screw holes. When mounted to the wall, this light will extend out by 9 1/2 inches. This light weighs 4.9 pounds.

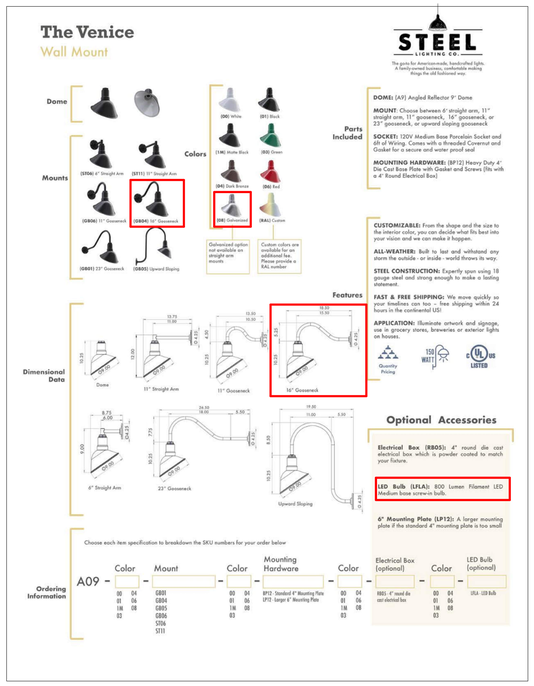
Dimensions:

Dimensions From the top of the wall mount to the bottom of the cage, this light measures 11 inches tall. When mounted to the wall, this light will extend out by 7 1/2 inches. The junction box 5 inches by 5 inches wide and has four screw holes. This solid aluminum light weighs 4.4 pounds.

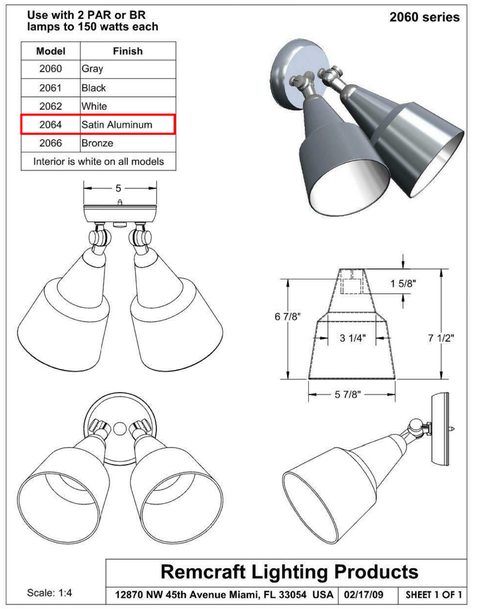
UL Certified:

We have installed a new Westinghouse UL-Listed bulb fixture and wiring that is rated for up to 250 volts. This light takes a normal screw in house bulb of 75 watts or less.

EXTERIOR LIGHTING FIXTURE (FX2)

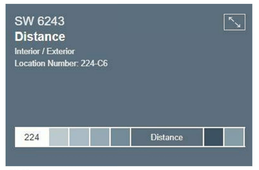


EXTERIOR LIGHTING FIXTURE (FX3)



EXT FINISH SCHEDULE

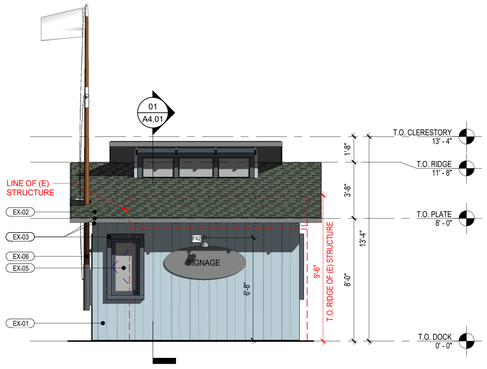
TAG	DESCRIPTION
EX-01	VERTICAL WOOD SIDING, BENJAMIN MOORE- BLUE BAY MARINA 1655
EX-02	MODIFIED ASPHALT SHINGLES, MALARKEY STORM GREY, CLASS A, SEE SPECIFICATIONS ON A3.01 FOR MORE INFO
EX-03	WOOD TRIM, RAFTERS, AND FASCIA, SHERWIN WILLIAMS DISTANCE 6243
EX-05	ANDERSEN 100 SERIES DOORS AND WINDOWS, SHERWIN WILLIAMS DISTANCE
EX-06	SOLID WOOD FLAG POLE



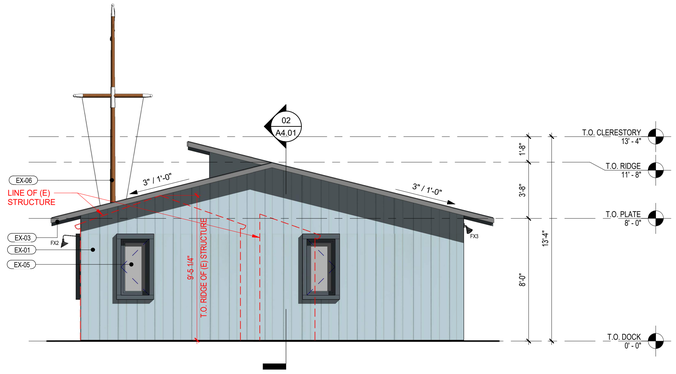
EX-03

EX-01

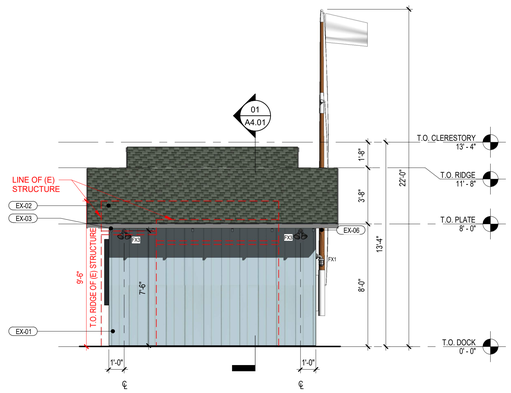
EX-02



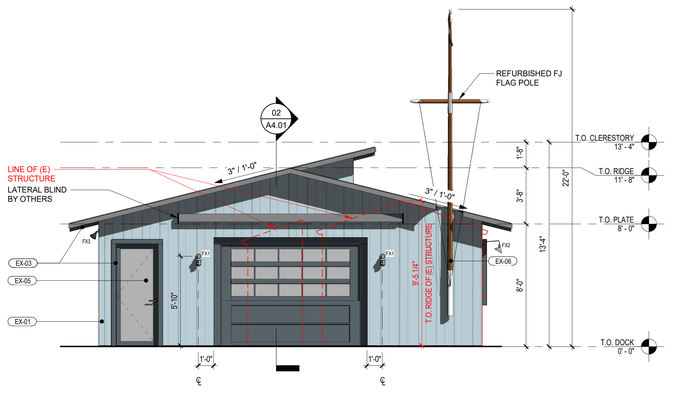
PROPOSED EAST ELEVATION 03
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION 02
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION 04
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION 01
SCALE: 1/4" = 1'-0"

SBYSF DOCK STORAGE BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: 1/4" = 1'-0"
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

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EXTERIOR ELEVATIONS

A3.01

1/3/2022 2:15:29 PM

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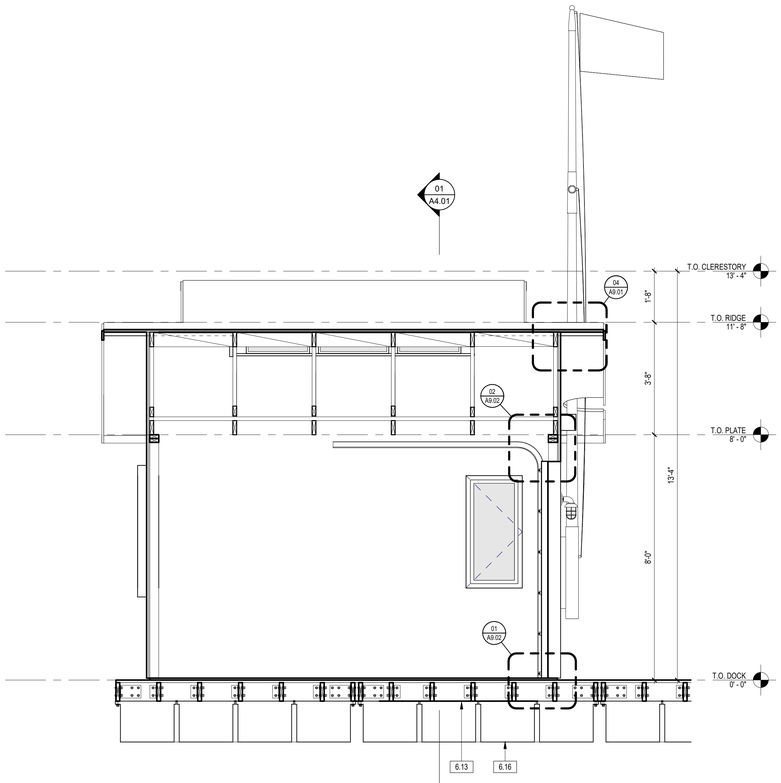
KEYNOTE LEGEND

KEY	DESCRIPTION
6.01	WOOD FRAMING, SEE STRUCTURAL
6.08	2X6 WOOD TRUSS WITH RAFTERS, SEE STRUCTURAL
6.13	(E) 2X8 DOCK FRAMING TO BE RESTORED, ADDITIONAL FLOATATION AS REQUIRED PER STRUCTURAL
6.16	(E) PERMAFLOAT DOCK FLOATS, ADDITIONAL FLOATATION AS REQUIRED PER STRUCTURAL
9.03	ASPHALT SHINGLES O/ ROOFING MEMBRANE O/ 1/2" PLY WD SUBSTRATE, CLASS A FIRE RATING, SEE FINISH SCHEDULE FOR MORE INFORMATION

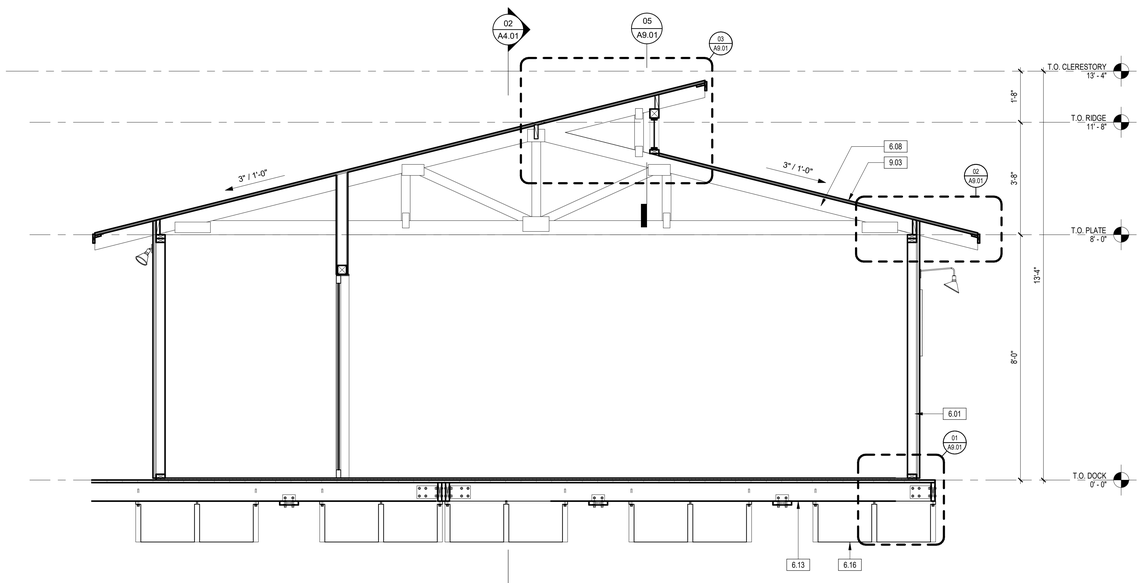
Permafloat Dock Float 48" x 96" x 16"

Model:	DF-C-48096-16
Width:	48"
Length:	96"
Height:	16"
Buoyancy:	2,518 lbs.

Learn More



PROPOSED BUILDING SECTION 02
SCALE: 1/2" = 1'-0"



PROPOSED BUILDING SECTION 01
SCALE: 1/2" = 1'-0"

SBYSF DOCK STORAGE BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: 1/2" = 1'-0"
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

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NOT FOR CONSTRUCTION

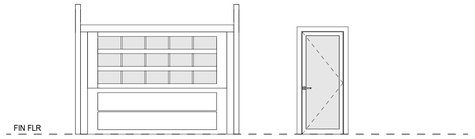
BUILDING SECTIONS
A4.01

1/3/2022 2:15:30 PM

DOOR SCHEDULE

TAG	TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	GLASS TYPE	HDWR	MANUFACTURER	MODEL	REMARKS	HEAD	JAMB	SILL
01	A	10' - 0"	6' - 8"	1 3/4"	WOOD		ALUM/WOOD				OVERHEAD DOOR			05/A9.02	04/A9.02	03/A9.02
02	B	2' - 8"	6' - 8"								ANDERSEN	FRENCHWOOD SERIES 400	TEMPERED SAFETY GLASS, DUAL GLAZED	02/A9.02		01/A9.02

DOOR TYPES



TYPE A

OVERHEAD
SECTIONAL DOOR

TYPE B

SWING SINGLE
GLASS DOOR

WINDOW SCHEDULE

TAG	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	MANUFACTURER	MODEL	FRAME MATERIAL	FRAME FINISH	HEAD DETAIL	JAMB DETAIL	SILL DETAIL	REMARKS
W01	A	1' - 10"	3' - 8"	6' - 8"	ANDERSEN	100 SERIES CASEMENT	FIBREX COMPOSITE	PAINTED, SHERWIN WILLIAMS DISTANCE 6243	08/A9.02	07/A9.02	06/A9.02	TEMPERED SAFETY GLASS
W02	A	1' - 10"	3' - 8"	6' - 8"	ANDERSEN	100 SERIES CASEMENT	FIBREX COMPOSITE	PAINTED, SHERWIN WILLIAMS DISTANCE 6243	08/A9.02	07/A9.02	06/A9.02	TEMPERED SAFETY GLASS
W03	A	1' - 10"	3' - 8"	6' - 8"	ANDERSEN	100 SERIES CASEMENT	FIBREX COMPOSITE	PAINTED, SHERWIN WILLIAMS DISTANCE 6243	08/A9.02	07/A9.02	06/A9.02	TEMPERED SAFETY GLASS
W04	B	2' - 0 3/4"	1' - 4"	11' - 11 3/4"			WOOD	PAINTED, SHERWIN WILLIAMS DISTANCE 6243	03/A9.01		03/A9.01	CLERESTORY WINDOW, TEMPERED SAFETY GLASS
W05	B	2' - 3 1/2"	1' - 4"	3' - 11 3/4"			WOOD	PAINTED, SHERWIN WILLIAMS DISTANCE 6243	03/A9.01		03/A9.01	CLERESTORY WINDOW, TEMPERED SAFETY GLASS
W06	B	2' - 0 3/4"	1' - 4"	3' - 11 3/4"			WOOD	PAINTED, SHERWIN WILLIAMS DISTANCE 6243	03/A9.01		03/A9.01	CLERESTORY WINDOW, TEMPERED SAFETY GLASS

WINDOW TYPES

TYPE A

SINGLE CASEMENT
WINDOW

TYPE B

CLERESTORY
FIXED WINDOW

DOOR / WINDOW ABBREVIATIONS

ALUM	ALUMINUM	**P**	PAINT
ANNOD	ANNODIZED	**PH**	PANIC HARDWARE
BF	BI-FOLD	**PR**	PAIR
CL	CLOSET	**PF**	PRE-FINISHED
CLR	CLEAR	**RM**	REMOVABLE MULLION
CLF	CHAIN LINK FENCE	**RO**	ROUGH OPENING
CF	CLEAR FINISH	**SCW**	SOLID CORE WOOD
CP	COPPER	**STL**	STEEL
CSMT	CASEMENT	**T**	TEMPERED
FA	FACTORY	**TR**	TERRACE
FX	FIXED	**VGDF**	VERTICAL GRAIN
GL	GLASS		DOUGLAS FIR
HCW	HOLLOW CORE WOOD	**WD**	WOOD
HM	HOLLOW METAL	**SS**	SMOKE SEAL
LG	LAMINATED GLASS	**§**	SECURITY PROVISIONS APPLY
MFR'D	MANUFACTURED		

DOOR NOTES

1. REFER TO PLAN DRAWINGS FOR SWINGS OF DOORS.
2. ALL GLAZING IN DOORS TO BE TEMPERED.
3. FIELD VERIFY ALL CONDITIONS FOR PLACEMENT, SIZE, DETAILS.
4. UNDERCUT DOOR FOR MINIMUM CLEARANCE ABOVE FLOOR FINISH.
5. PROVIDE DOOR SCHEDULE SHOP DRAWINGS AND HARDWARE SPECIFICATIONS FOR ARCHITECT'S APPROVAL.

WINDOW NOTES

1. VERIFY CONDITION OF ALL (E) WINDOWS AND OPENINGS IN FIELD. SIZES ARE NOMINAL. ALL OPENINGS SHALL BE FIELD MEASURE AND VERIFIED WITH SHOP DRAWINGS PRIOR TO FABRICATION.
2. PER UBC SECTION 2406, ALL GLAZING, OPERABLE OR INOPERABLE, ADJACENT TO A DOOR IN ALL BUILDINGS AND WITHIN THE SAME WALL PLANE AS THE DOOR WHOSE NEAREST VERTICAL EDGE IS WITHIN 12" OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE TEMPERED PER UBC SEC. 54. GLAZING IN FIXED PANELS OTHER THAN THOSE COVERED BY ITEM 6 WHICH HAVE A GLAZED AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWEST EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING SHALL BE TEMPERED PER UBC SEC. 2406.
3. SEE DETAILS FOR INSTALLATION DETAILS.
4. CONTRACTOR TO VERIFY WALL THICKNESS & COORDINATE JAMB WIDTH ACCORDINGLY.
5. PER UBC CODES 1997, SECTION 2406, ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLASS. THE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING SHALL BE PER UBC 1997, 2406.4, 1-10.
6. FIELD VERIFY ALL WINDOW DIMENSION ROUGH OPENINGS. VERIFY DIMENSIONS WITH HEAD, JAMB, SILL & DETAILS.
7. ALL GLAZING SHALL BE SPECIFIED TO MATCH REQUIREMENTS OF ATTACHED TITLE 24 CALCULATIONS SHEET.
8. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MUNFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED SAFETY GLAZING IN: SECTION 2406:

   G. FIXED OR OPERABLE PANEL...WHICH MEETS ALL OF THE FOLLOWING CONDITIONS:

      IV. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.

   J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE WALKING SURFACE.

   K. ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD."

SBYSF DOCK STORAGE
BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: 1/4" = 1'-0"
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. **© 2016 SHUBIN + DONALDSON INC.**

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DOOR SCHEDULE

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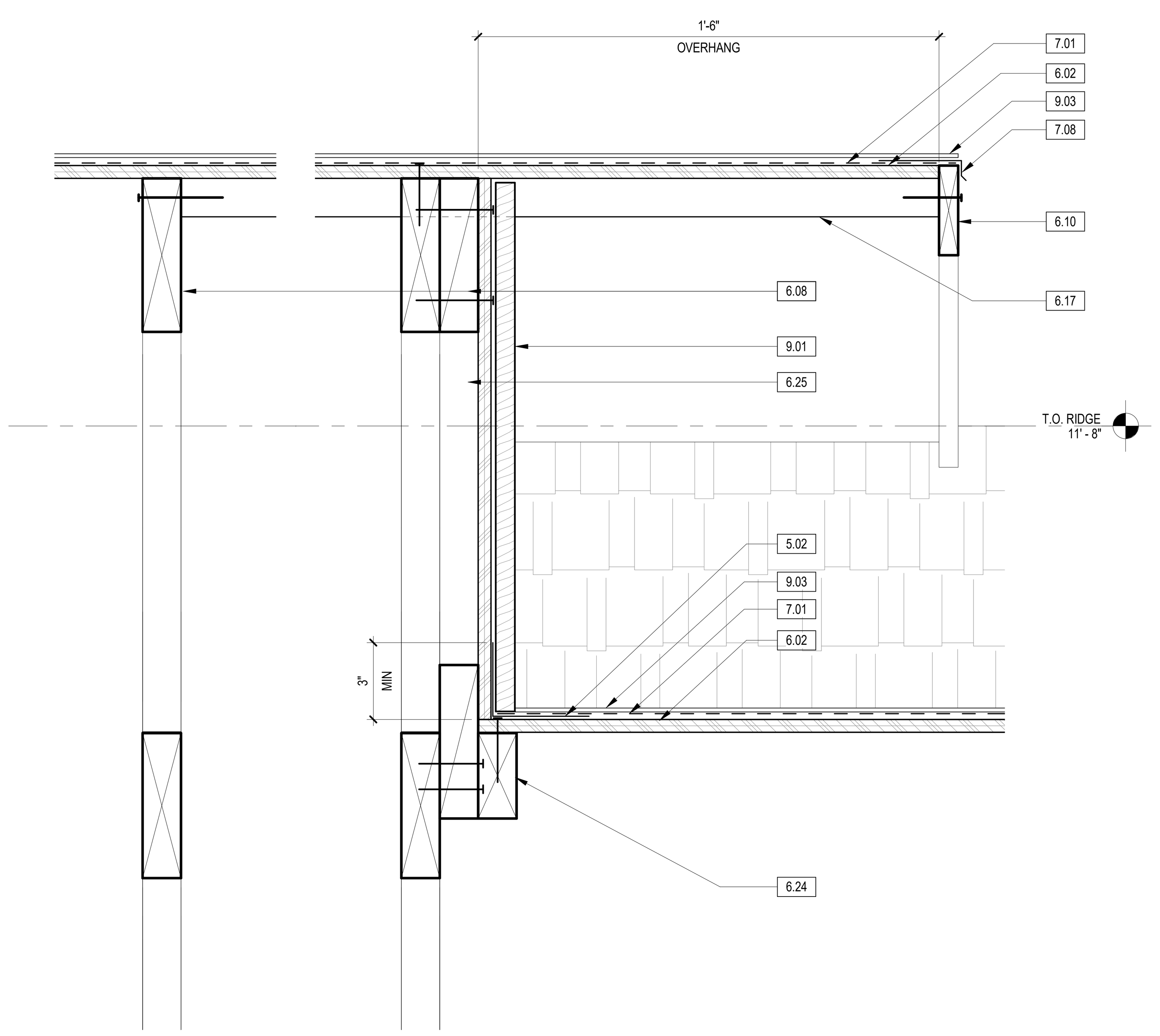
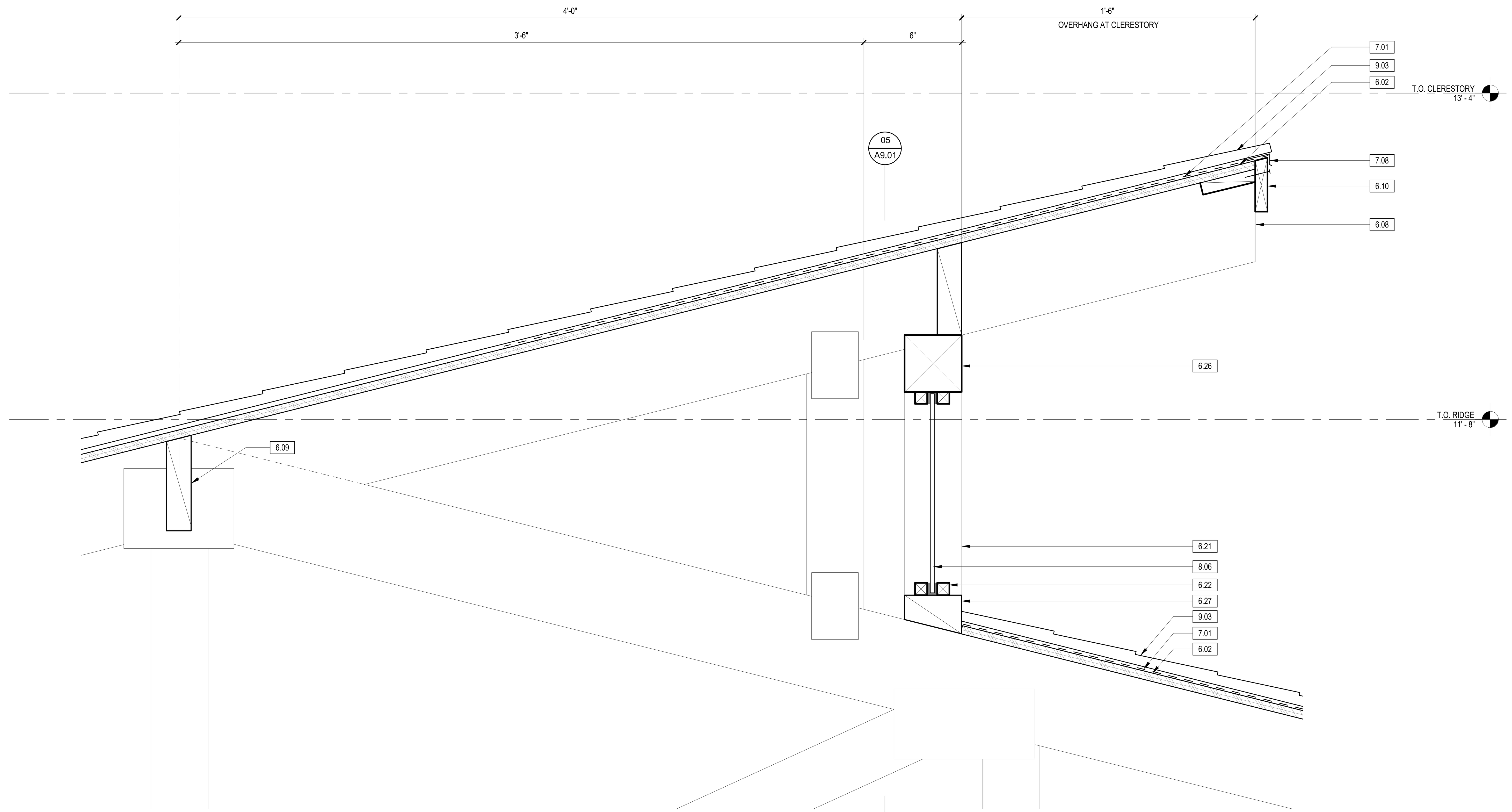
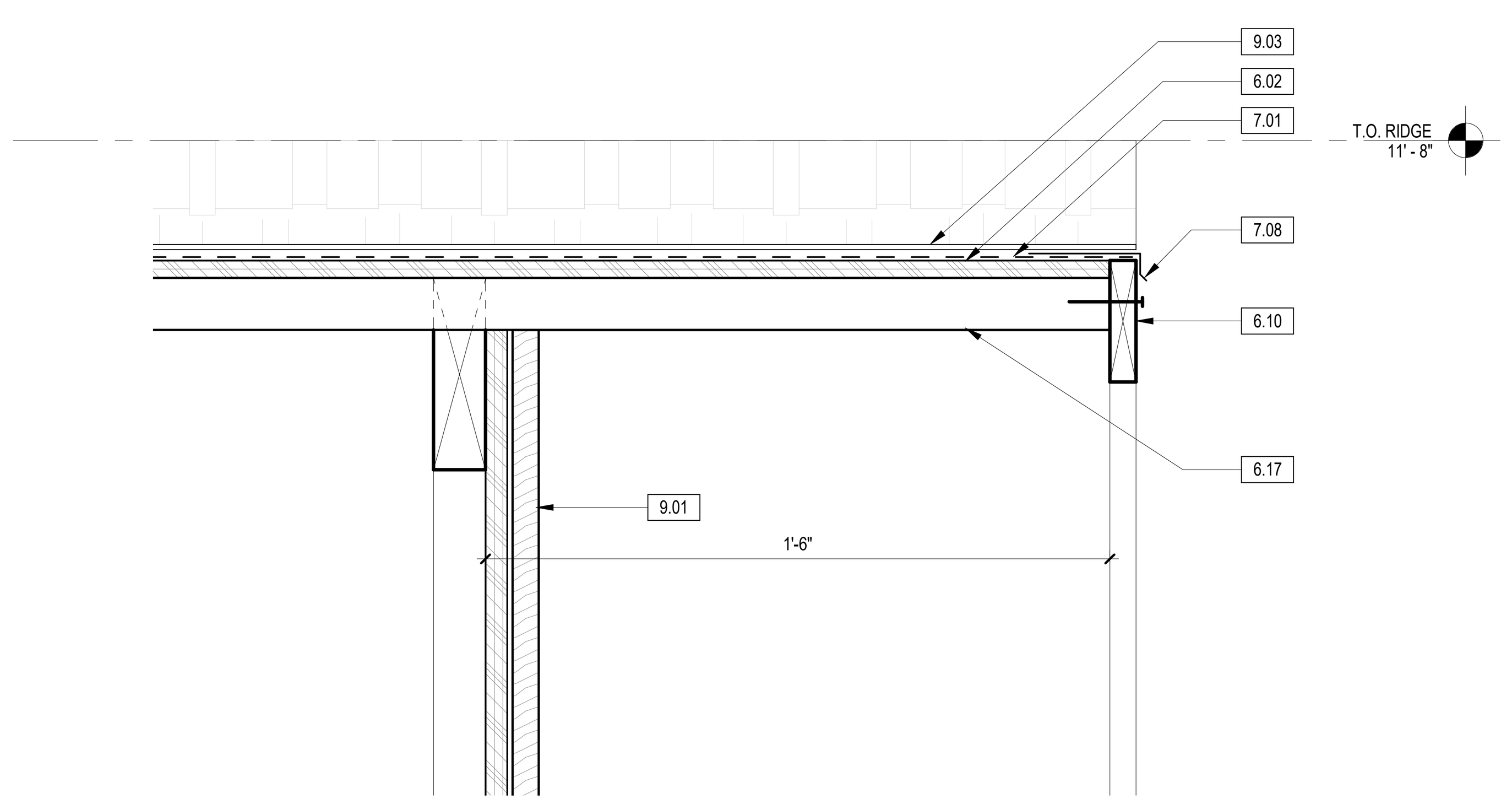


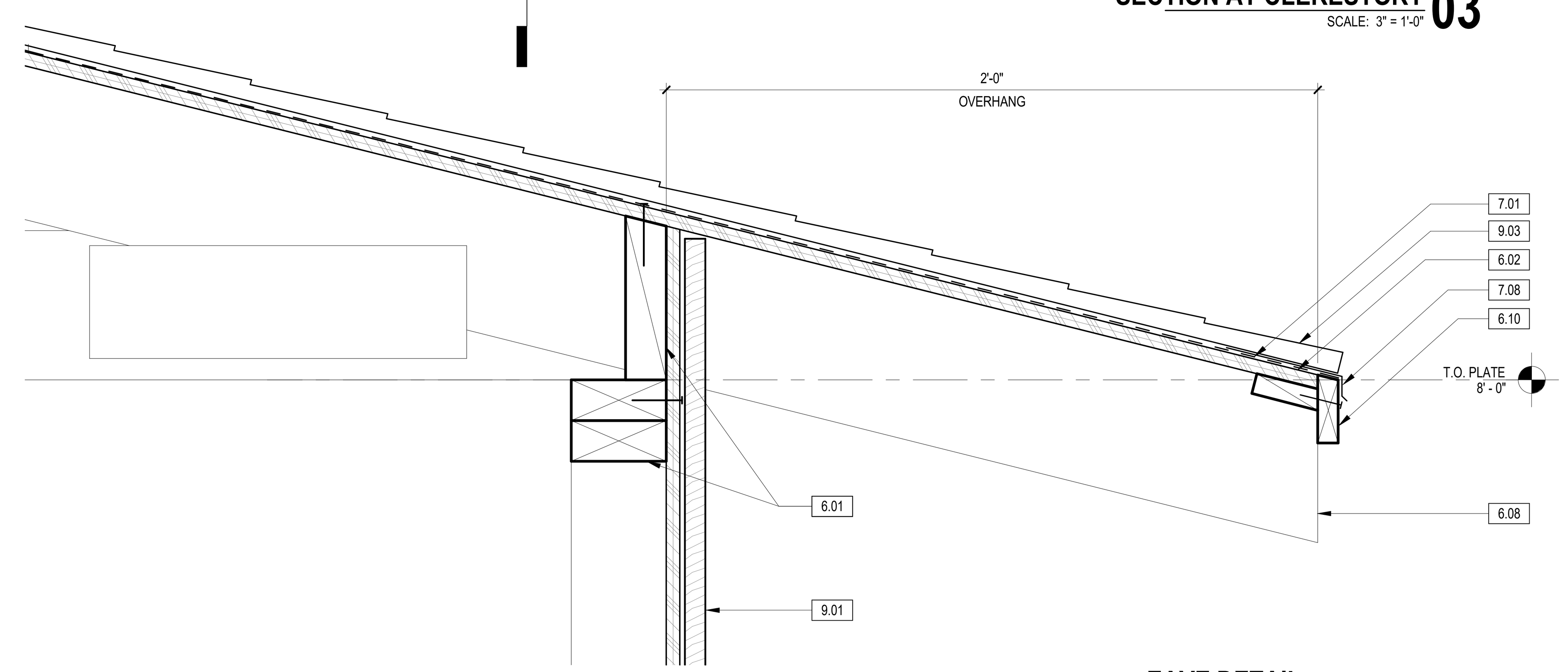
RAKE @ CLERESTORY 05
SCALE: 3" = 1'-0"



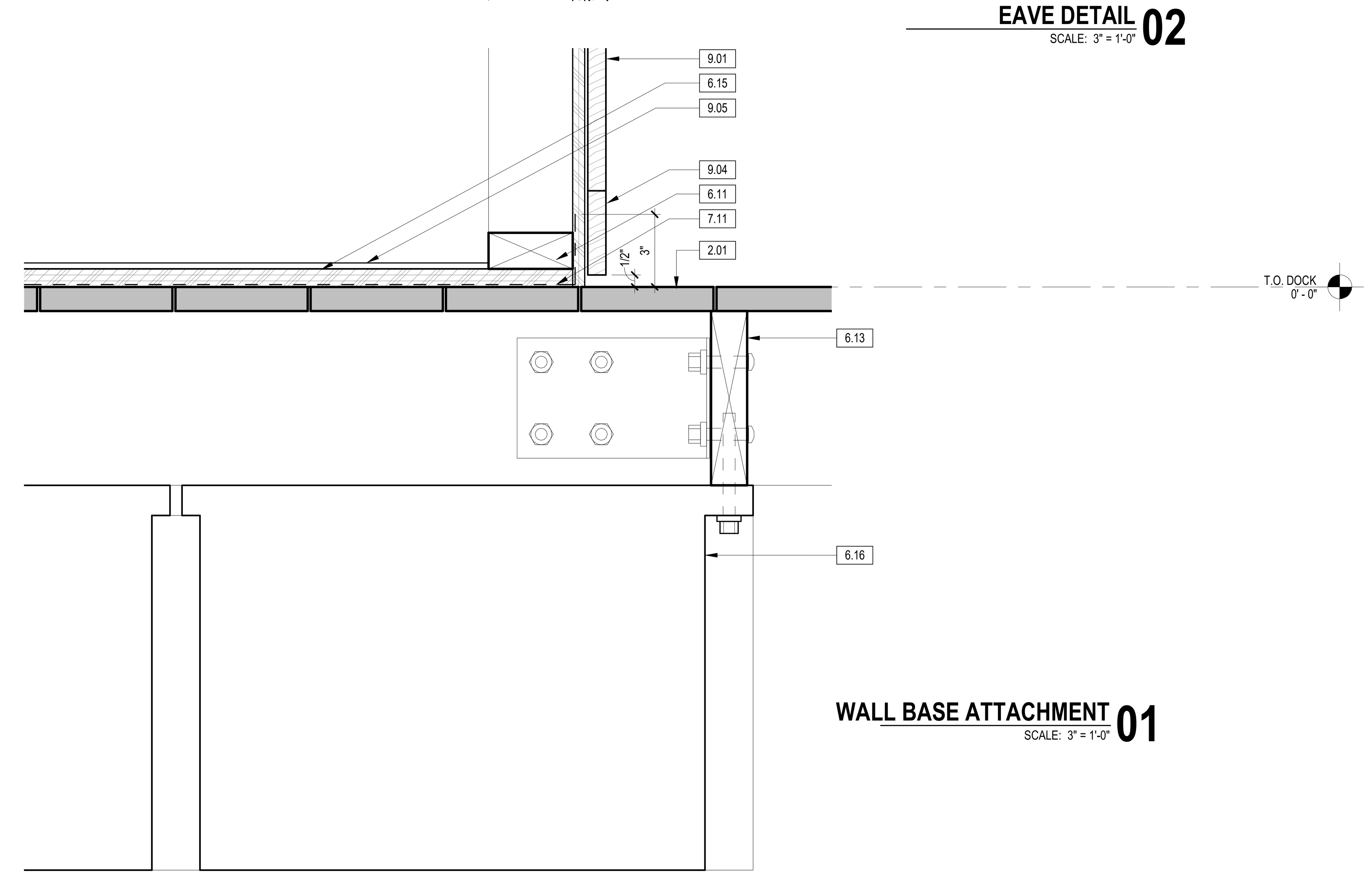
SECTION AT CLERESTORY 03
SCALE: 3" = 1'-0"



RAKE DETAIL 04
SCALE: 3" = 1'-0"



EAVE DETAIL 02
SCALE: 3" = 1'-0"



WALL BASE ATTACHMENT 01
SCALE: 3" = 1'-0"

KEYNOTE LEGEND

KEY	DESCRIPTION
2.01	EXISTING DOCK TO BE RESTORED AS REQUIRED. REINFORCED FLOATATION AND FOUNDATION PER STRUCTURAL.
5.02	20 GA GALVANIZED ALUM. FLASHING ANGLE
6.01	WOOD FRAMING, SEE STRUCTURAL
6.02	PLYWOOD SHEATHING, SEE STRUCTURAL
6.08	2X6 WOOD TRUSS WITH RAFTERS, SEE STRUCTURAL
6.09	SHAPED BLOCKING AT RIDGE, SEE STRUCTURAL
6.10	PAINTED 1X4 SHAPED WD FASCIA BOARD, SEE FINISH SCHEDULE FOR MORE INFO
6.11	2X PTDF SILL PLATE, SEE STRUCTURAL FOR ATTACHMENT
6.13	(E) 2X8 DOCK FRAMING TO BE RESTORED, ADDITIONAL FLOATATION AS REQUIRED PER STRUCTURAL
6.15	3/4" MARINE-GRADE PLYWOOD
6.16	(E) PERMAFLOAT DOCK FLOATS, ADDITIONAL FLOATATION AS REQUIRED PER STRUCTURAL
6.17	2X4 FLAT RAKE BRACE @ 24" O.C., SEE STRUCTURAL
6.21	4X4 BETWEEN WINDOWS
6.22	1X1 WOOD STOP
6.24	2X4 SCREWED TO TRUSS, SEE STRUCTURAL
6.25	2X4 VERT. @ 16" O.C. NAILED TO TRUSS @ TOP & BOTTOM, SEE STRUCTURAL
6.26	4X4 CONT. TOP PLATE
6.27	SHAPED 3X CONT. BOTTOM PLATE
7.01	ROOFING UNDERLAYMENT, SPECIFICATION TO COMPLY WITH ASTM D226, D1970, D4869, AND D6757 PER CBC
7.08	DRIP EDGE FLASHING
7.11	SYNTHETIC RUBBER AND HIGH QUALITY ASPHALT BLEND MEMBRANE, JOHNS MANVILLE GLASBASE PLUS
8.06	1/4" PLATE GLASS, TEMPERED
9.01	VERTICAL 1X6 BOARDS 12" O.C. O/ 5/8" PLY WD SUBSTRATE, SEE FINISH SCHEDULE
9.03	ASPHALT SHINGLES O/ ROOFING MEMBRANE O/ 1/2" PLY WD SUBSTRATE, CLASS A FIRE RATING, SEE FINISH SCHEDULE FOR MORE INFORMATION
9.04	PAINTED 1X4 WOOD TRIM
9.05	VINYL FLOORING, FINISH TBD

NOT FOR CONSTRUCTION

SBYSF DOCK STORAGE BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: 3" = 1'-0"
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

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EXTERIOR DETAILS
A9.01

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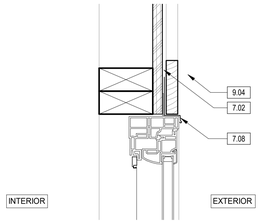
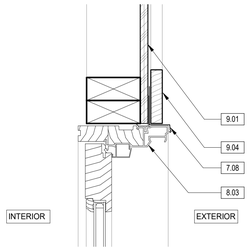
KEYNOTE LEGEND

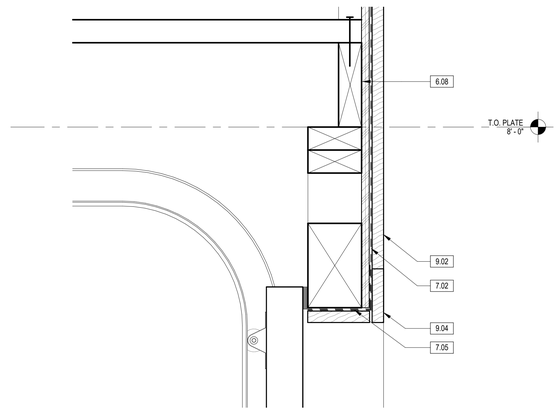
KEY	DESCRIPTION
2.01	EXISTING DOCK TO BE RESTORED AS REQUIRED. REINFORCED FLOATATION AND FOUNDATION PER STRUCTURAL.
6.08	2X6 WOOD TRUSS WITH RAFTERS, SEE STRUCTURAL
6.13	(E) 2X8 DOCK FRAMING TO BE RESTORED, ADDITIONAL FLOATATION AS REQUIRED PER STRUCTURAL
6.15	3/4" MARINE-GRADE PLYWOOD
6.16	(E) PERMAFLOAT DOCK FLOATS, ADDITIONAL FLOATATION AS REQUIRED PER STRUCTURAL
7.02	WEATHER RESISTIVE AIR BARRIER, TYP.,. TYVEK OR EQ.
7.05	FLEXIBLE MEMBRANE FLASHING
7.08	DRIP EDGE FLASHING
8.01	DUAL GLAZED ALUMINUM DOOR PER SCHEDULE
8.02	DUAL GLAZED WINDOW PER SCHEDULE
8.03	DOOR PER SCHEDULE
8.04	OVERHEAD SECTIONAL DOOR PER SCHEDULE
9.01	VERTICAL 1X6 BOARDS 12" O.C. O/ 5/8" PLY WD SUBSTRATE, SEE FINISH SCHEDULE
9.02	1X T&G O/ 5/8" PLY WD SUBSTRATE, SEE FINISH SCHEDULE
9.04	PAINTED 1X4 WOOD TRIM



HEAD @ CASEMENT WINDOW 08
SCALE: 3" = 1'-0"



HEAD @ MAN DOOR 05
SCALE: 3" = 1'-0"



HEAD @ SECTIONAL OVERHEAD DOOR 02
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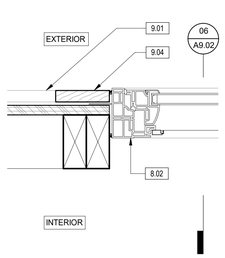
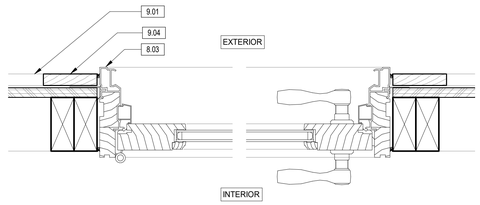


JAMB @ CASEMENT WINDOW 07
SCALE: 3" = 1'-0"



JAMB @ MAN DOOR 04
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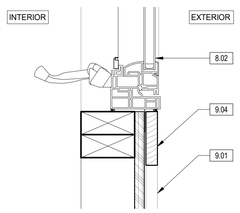
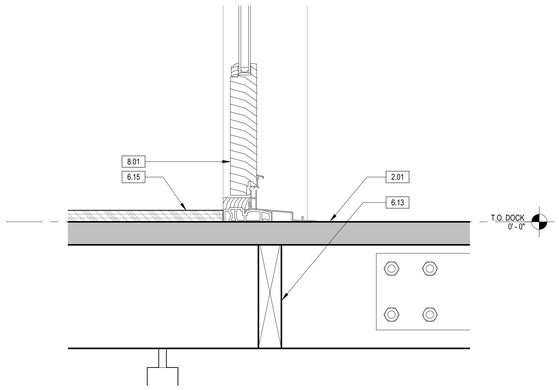


SILL @ CASEMENT WINDOW 06
SCALE: 3" = 1'-0"



SILL @ MAN DOOR 03
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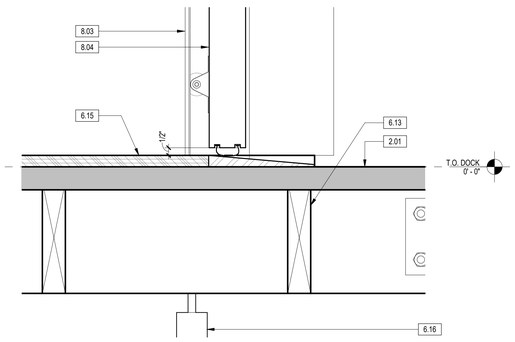

SILL @ SECTIONAL OVERHEAD DOOR 01
SCALE: 3" = 1'-0"

SBYSF DOCK STORAGE BUILDING RENOVATION

ABR FINAL SUBMITTAL

SCALE: 3" = 1'-0"
DATE: 01.03.2022

REV.	DATE	DESCRIPTION

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DOOR AND WINDOW DETAILS

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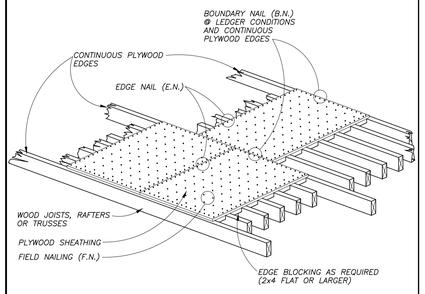
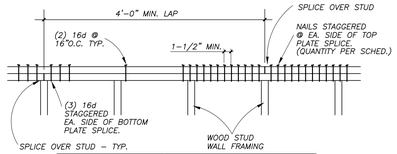


NOTE:
PROVIDE ONE PLYCLIP BETWEEN EACH JOIST, RAFTER OR TRUSS @ ALL UNBLOCKED EDGES, UNLESS USING T&G PLYWOOD SHEATHING

TYPICAL PLYWOOD NAILING

Scale: N.T.S.

9



MARK	16d NAILS
TPS-1	6
TPS-2	12
TPS-3	18
TPS-4	24
TPS-5	30
TPS-6	36

NOTES:
1. MINIMUM SPLICE SHALL BE TPS-1 UNLESS NOTED OTHERWISE ON PLANS OR DETAILS.
2. PROVIDE CONTINUOUS TOP PLATES (NO JOINTS TOP OR BOTTOM) WHERE WALLS ARE 12'-0" OR LESS IN LENGTH.
3. REFER TO "TYPICAL TOP PLATE SPLICE SCHEDULE AT BEAM INTERRUPTION" DETAIL FOR SPLICE WHERE TOP PLATES ARE INTERRUPTED BY WOOD BEAM.

TYPICAL TOP PLATE SPLICE SCHEDULE

Scale: N.T.S.

5

The details on this sheet are "typical" details which are to be used by the contractor where these various general conditions exist. These details are not necessarily referenced anywhere else in this set of construction documents. Prior to starting work, the contractor is to confirm with the Engineer that these details are properly interpreted and applied to the appropriate conditions.

1

Structural General Notes

APPLIES TO STRUCTURAL DRAWINGS ONLY

GENERAL

1. All materials and workmanship are subject to the review of the Architect and Structural Engineer.
2. Report any and all discrepancies, ambiguities, unclear items or items that are subject to more than one interpretation, on the Drawings and/or Specifications to the Structural Engineer for clarification before proceeding with Work.
3. All Work done under this contract is to comply with the 2019 edition of the California Building Code.
4. Design and install all temporary bracing and shoring to ensure the safety of the Work until it is in its completed form. When required by law, employ a Civil Engineer to design shoring, bracing and installation plans for structural items.
5. Verify all dimensions prior to starting Work. The Architect and Structural Engineer are to be notified of any discrepancies or inconsistencies. Check and coordinate all dimensions. See architectural Drawings for dimensions and non-structural items not shown on these Plans. Do not scale the Drawings to obtain dimensions.
6. All scaffolding and shoring is to comply with the rules and regulations of the Industrial Safety Commission of the State of California.
7. The Structural Engineer will provide only periodic observation of the Work.
8. Fees or costs associated with the redesign or modification of these Plans by the Architect or Structural Engineer as a result of deviation by the Contractor from the Plans and Specifications, or due to errors, faulty materials or faulty workmanship, is to be paid to the Structural Engineer by the Contractor.
9. The Contractor is required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement applies continuously and is not limited to normal working hours. The Contractor further agrees to defend, indemnify and hold harmless the Structural Engineer from any and all liability, real or alleged, in connection with the performance of Work on this project, excepting liability arising from the sole negligence of the Structural Engineer.
10. Neither the professional activities nor the presence of the Structural Engineer at the construction site relieves the Contractor of his obligation, duties and responsibilities for construction means, methods, sequences, techniques and procedures necessary for the Contractor to complete the Work in accordance with the Plans and Specifications in a manner to ensure the health and safety of persons who enter the construction site.
11. Any difference between the existing construction as observed in the field and as shown on the Drawings is to be reported to the Structural Engineer before proceeding with Work.
12. Bidders must visit the building site and familiarize themselves with the existing conditions. Discrepancies or deletions must be brought to the attention of the Architect and Structural Engineer before bid date for correction.
13. All work has been done in a manner as required for new structures. No attempt has been made to bring the entire structure into compliance with current building code. However, the new design substantially conforms to the following standards:
    - A. The capacity of existing structural elements required to resist forces has not been reduced,
    - B. The lateral loading to existing structural elements has not been increased beyond their capacity, and
    - C. New structural elements are detailed and connected to the existing structural elements as required by current building code.

TIMBER

1. Framing and sheathing grades are as follows;
   Joists and rafters .....Doug Fir No.2
   4x & 6x beams and headers.....Doug Fir No.1 or Better
   4x & 6x Posts.....Doug Fir No. 1 or better
   Wall studs .....Doug Fir No.2
   Blocking, stripping, & misc.....Doug Fir No.3
   Plywood and OSB .....APA sheathing rated .....Structural 1, Exposure 1
2. For minimum nailing per California Building Code, see typical detail sheet.
3. Anchor non-bearing interior stud walls on concrete slabs with 5/8" diameter x 10" long anchor bolts at 4'-0" o.c. U.N.O. and a maximum of 9" from ends. Use a minimum of 2 anchor bolts per plate.
4. Provide minimum anchorage of bearing walls and exterior walls with 5/8" diameter x 12" anchor bolts at 4'-0" o.c. with a bolt within 9" from the end of each piece.
5. Drill holes in wood for bolts 1/16" larger than the nominal size of the bolt, unless noted otherwise on the Drawings.
6. Provide all bolts with galvanized plate washers under heads and/or nuts where in contact with wood.
7. Pre-drill lag bolt holes as recommended by CBC standards and screw bolts into place.
8. Stagger splices in upper and lower plates at the top of stud walls at least 4'-0".
9. Solid block all 2x joists and rafters at points of bearing. Where the joist or rafter span exceeds eight (8) feet, provide wood cross-bridging, not less than 2 inches by 3 inches nominal, metal cross-bridging of equal strength, or solid blocking between joists. Cross-bridging or blocking may be omitted for roof and ceiling joists eight inches and less in depth, unless noted otherwise on the Plans.
10. Provide one plyclip (such as Simpson PSCL) between each joist at all unblocked edges of plywood sheathing. T&G plywood may be used throughout as an alternate to using plyclips.
11. Where joist or rafter spacing exceeds 24", provide T&G plywood or block all edges with 2x4 flat with Simpson "Z" clip each end.
12. Minimum dimension of any plywood sheet is to be 24" and the minimum area is to be 8 square feet. Smaller dimensioned sheets may be used only if all edges are solid blocked and edge nailed.
13. Provide 1/8" gap at all adjoining plywood panel edges.
14. Machine applied nailing: Demonstrate satisfactory installation on the job. Nailing tools used for diaphragm and shear wall sheathing attachment must have adjustable depth control features. It is not sufficient to control over-driving by adjusting air pressure. The Structural Engineer will review machine nailing to confirm continued satisfactory performance. Nails shall not penetrate the outer plywood ply no more than if the nail was installed with a hammer. If more than 20% of the nails around the perimeter of any panel are over-driven by up to 1/8", one new nail for every two over-driven nails shall be added (repair per APA report No. T94-9). Any two nails over-driven by more than 1/8" shall have an additional nail added. Use pneumatic nails by Hilti (ICCES Report ESR-1663), Ramset (ICCES Report ESR-1799), or Halsteel (ICCES Report ESR-1768) with the appropriate gun as recommended in the ICCES report.
15. All timber connectors are to be galvanized or painted with corrosion resistant polymer paint.
16. All sheet metal framing connectors shown on the Plans are to be Simpson connectors as manufactured by the Simpson Strong-Tie Company Inc. or equal. Unless noted otherwise on the Plans, install connectors with the size and number of bolts as recommended by the manufacturer in the latest catalog.
17. For members exposed to view, select for best appearance available in grade specified, free of heart center rings, checks, and splits. Grade stamps exposed to view will not be acceptable. Remove all stains or gouges prior to installation.
18. Use Douglas Fir pressure impregnated lumber for sill plates at exterior locations. Use a Wolman CCA-C product or approved equal. When pressure treated lumber is in contact with steel connectors, the pressure treatment compound shall be no more corrosive than CCA-A.

STEEL

1. Plates, angles, and miscellaneous steel sections shall conform to ASTM A36.
2. Stainless steel structural sections shall be Type 304 or Type 316 with minimum yield strength Fy = 30 ksi.
3. Anchor bolts and threaded studs (hooked, headed and threaded anchor rods) shall conform to ASTM F1554 Grade 36 unless noted otherwise on the Plans.
4. Welding shall conform to AWS standards, latest addition.
5. All welding shall be done by the shielded arc method. All welders shall be properly qualified and AWS certified for the kind of weld they perform. Surplus metal shall be dressed off to smooth, even surfaces where welds are not exposed to view. All field welding shall be inspected by a testing laboratory approved by the Structural Engineer.
6. Use low hydrogen electrodes for welding reinforcing steel. All welded reinforcing steel to conform to ASTM A706.
7. All steel on the exterior of the building shall be hot dipped galvanized after fabrication. Field welds shall be painted with "Galvalloy" or approved equal.
8. All steel not encased in concrete or concrete block shall have one shop coat of zinc chromate, or other approved paint 2 mils thick. After erection, all nuts, bolt heads, and abrasions to the shop coat shall receive a touch up coat. Paint shall be omitted at places to receive sprayed on fire proofing, and areas with friction type bolts.
9. Submit shop drawings of all steel work to the Structural Engineer for review. Submit sufficient copies of shop drawings so that the Architect and Structural Engineer may each retain one copy for their record. Any fabrication prior to the review of shop drawings shall be done at the sole risk of the Contractor.

PREFABRICATED PRESS PLATE TRUSSES

1. Trusses are a deferred approval item. Complete calculations showing internal layout, member forces, and stress control points shall be submitted to the Building Department for approval and to the Structural Engineer for review. All calculations shall be signed by a professional Civil or Structural Engineer registered in the State of California.
2. Fabricator shall furnish name, address, and phone number of the agency inspecting fabrication operation to the Building Official and the Architect. Inspecting agency shall have no financial interest in the plant being inspected and shall make frequent non-scheduled inspections of truss fabrication and delivery operations on a regular basis. The inspection shall cover all phases of truss operation including lumber storage, handling, cutting, fixtures, presses or rollers, fabrication, bundling and banding, handling and delivery. Inspection agency shall submit letter stating that the fabricator complies with all requirements listed in the 2019 California Building Code.
3. Design, fabrication and installation of trusses shall conform to the latest edition of National Design Standard for Metal Plate Connected Wood Truss Construction as published by the Truss Plate Institute.
4. Handle and provide temporary bracing of trusses so as to prevent toppling of trusses during installation. Do not handle, store, or install trusses in a manner as to impose loads or stresses on members or joints for which they were not designed.
5. Spread temporary construction loads out over an adequate number of trusses to prevent failure.
6. Each truss shall be legibly branded, marked, or otherwise have permanently affixed thereto the following information within 2 feet of the center of the face of the bottom chord:
   - A. Identity of company manufacturing the truss;
   - B. The design dead and live loads; and
   - C. The spacing for which the truss was designed.
7. Top chords shall be designed to accommodate closely spaced plywood nailing where shown on Plans.
8. Trusses shall be designed for the dead and live loads shown on the framing Plans.

CODES & STANDARDS

2019 CBC, California Building Code
ASCE 7-16 MINIMUM DESIGN LOADS
AISC 360-16 STEEL DESIGN
ANSI/AWC NDS-2018 WOOD
ANSI/AWC SDPWS-2015 WOOD

DESIGN PARAMETERS

Roof load:
  Sloped roof: Dead load = 15 psf; Live load = 20 psf
Floor load:
  [4th, 3rd, 2nd] floor: Dead load = 15 psf; Live load = 40 psf
Roof snow load:
  Flat roof snow load: Pf = Not applicable
  Snow exposure factor: Ce = Not applicable
  Snow load importance factor: I = Not applicable
  Thermal factor: Ct = Not applicable
Wind Design Data:
  Basic Wind Speed (3-second gust): 90 MPH
  Wind importance factor: 1.0
  Occupancy category: II
  Wind exposure: D
  Applicable internal pressure coefficient: N/A
  Design wind pressure for components & cladding: N/A
Earthquake Design Data:
  Seismic importance factor: I
  Occupancy category: II
  Mapped spectral response accelerations: Ss = 0.000; S1 = 0.0000
  Site class:
  Seismic Design Category: E
  Basic seismic-force-resisting system(s): Light-framed walls sheathed with wood structural panels
  Seismic response coefficient(s): Cs = 0.0000
  Response modification factor(s): R = 6.5
  Analysis procedure used: Equivalent lateral force, Simplified alternative structural design criteria
Flood design data:

SPECIAL INSPECTIONS

1. All special inspections by a deputy inspector shall conform to chapter 17 of the California Building Code.

PORTIONS OF WORK REQUIRING SPECIAL INSPECTION:		CONTINUOUS	PERIODIC	NO	N/A
WELDING	A. ALL STRUCTURAL WELDING (INCLUDING DECKING AND WELDING STUDS). EXCEPT WELDING IN APPROVED SHOPS		X		
	B. FIELD WELDING (IF REQUIRED)		X		
	C. ULTRASONIC TESTING OF FULL PENETRATION WELD CONNECTIONS AT MOMENT FRAMES				X
	D. STRUCTURAL LIGHT GAGE METAL FRAME WELDING.		X		
	E. REINFORCING STEEL WELDING				X
APPROVED FABRICATORS	APPROVED FABRICATORS: MUST SUBMIT CERTIFICATE OF COMPLIANCE FOR ALL OFFSITE FABRICATION		X		

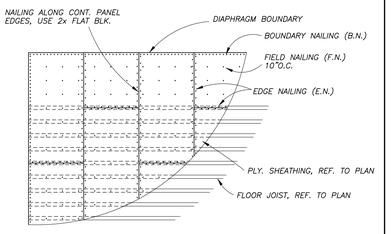
DEFERRED APPROVAL ITEMS

Pre-fabricated press plate type roof trusses are a deferred approval item. Complete calculations showing internal layout member forces and stress control points shall be submitted to the Building Department for approval and permit. A separate permit application is required. Refer to structural General Notes under the heading PREFABRICATED PRESS PLATE TRUSSES for additional requirements.

STRUCTURAL OBSERVATION

Contractor shall request Engineer of record to observe the following items prior to covering. The contractor shall request the structural observation a minimum of 24 hrs minimum prior to observation.

1. Holdown bolts prior to concrete slab pour
2. Anchor bolts
3. Shear walls
   - Sill anchorage
   - Plywood nailing
   - Holdowns
   - Drags & straps
4. Floor & roof diaphragm nailing and strapping
5. Prefabricated roof trusses and truss blocking panels



NAILING SCHEDULE (U.N.O.)

PLYWOOD FLOOR - 1-1/8" T&G CC (32/16) PLUGGED, STRUCTURAL I
BOUNDARY NAILING = 10d @ 4"O.C. & GLUED
EDGE NAILING = 10d @ 6"O.C.
USE SCREW SHANK NAILS

TYPICAL PLYWOOD FLOOR NAILING, U.N.O.

Scale: N.T.S.

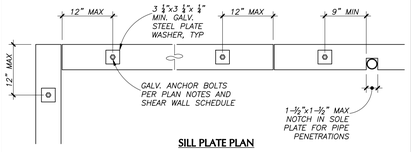
10

NAILING SCHEDULE (1)

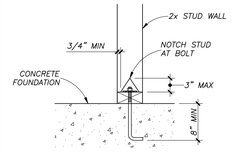
CONNECTION	NAILING (2)
JOIST TO SILL OR GIRDER, TOE NAIL	(3) - 8d
BLOCKING TO JOIST, EACH END	(2) - 16d
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
TOP PLATE TO STUD, END NAIL	(2) - 16d
STUD TO SOLE PLATE, TOE NAIL	(4) - 8d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLE TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(4) - 16d (OR AS SPECIFIED)
CONTINUOUS HEADER, TWO PIECES	16d @ 16" (ALONG EA. EDGE)
CEILING JOISTS TO PLATE, TOE NAIL	(3) - 8d
CONT. HEADER TO STUD, TOE NAIL	(4) - 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) -16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) - 16d
RAFTER TO PLATE, TOE NAIL	(3) - 8d
1" BRACE TO EA. STUD & PLATE, FACE NAIL	(2) - 8d (OR AS SPECIFIED)
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDERS & BEAMS	20d @ 32" O.C. (TOP & BOTT. AND STAGGERED) (2) - 20d @ ENDS
PLYWOOD FLOOR & ROOF SHEATHING	10d (SEE NOTES 3 & 4)

NOTES:
1) MINIMUM NAILING ONLY. SEE DETAILS FOR LOCATIONS WHERE OTHER NAILING IS SPECIFIED.
2) COMMON NAILS TO BE USED THROUGHOUT U.N.O.
3) COMMON OR PLYWOOD NAILS.
4) NAILS SPACED AT 6"O.C. AT EDGES, 12"O.C. AT INTERMEDIATE SUPPORTS (10"O.C. AT INTERMEDIATE SUPPORTS FOR FLOORS).

6



SILL PLATE PLAN



NOTE: 3"x3"x0.23" galv. steel plate washer is permitted to have diagonal slot with a width of up to 3/4" larger than the bolt diameter and a slot length not to exceed 1-3/4". A standard washer shall be placed between the slotted washer and the nut.

STUD NOTCHED AT ANCHOR BOLT

TYPICAL PLACING & FRAMING AT ANCHOR BOLTS

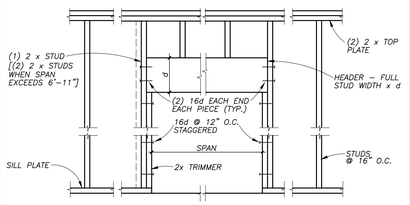
Not to Scale

2

HEADER SCHEDULE

SPAN	HEADER	d (NOMINAL)
TO - 4'-11"	WIDTH OF STUD	x 4
5'-0" - 6'-11"	WIDTH OF STUD	x 6
7'-0" - 9'-5"	WIDTH OF STUD	x 8
9'-6" - 12'-0"	WIDTH OF STUD	x 10

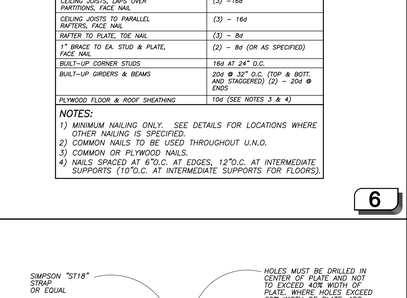
FOR SPANS GREATER THAN 12'-0" HEADER SHALL BE AS DIRECTED BY STRUCTURAL ENGINEER.



TYPICAL MINIMUM HEADERS FOR INTERIOR NON-BEARING WALLS

Scale: N.T.S.

3

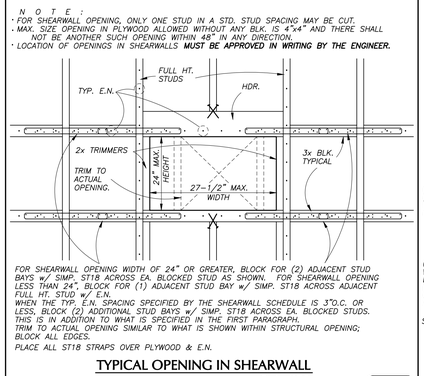


TYPICAL HOLES AND NOTCHES IN STUD WALL FRAMING

Scale: N.T.S.

11

7



FOR SHEARWALL OPENING WIDTH OF 24" OR GREATER, BLOCK FOR (2) ADJACENT STUD BAYS w/ SIMP. ST18 ACROSS EA. BLOCKED STUD AS SHOWN. FOR SHEARWALL OPENING LESS THAN 24", BLOCK FOR (1) ADJACENT STUD BAY w/ SIMP. ST18 ACROSS ADJACENT FULL HT. STUD w/ E.N.
WHEN THE TYP. E.N. SPACING SPECIFIED BY THE SHEARWALL SCHEDULE IS 3"O.C. OR LESS, BLOCK (2) ADDITIONAL STUD BAYS w/ SIMP. ST1B ACROSS EA. BLOCKED STUDS. THIS IS IN ADDITION TO WHAT IS SPECIFIED IN THE FIRST PARAGRAPH.
TRIM TO ACTUAL OPENING SIMILAR TO WHAT IS SHOWN WITHIN STRUCTURAL OPENING; BLOCK ALL EDGES.
PLACE ALL ST18 STRAPS OVER PLYWOOD & E.N.

TYPICAL OPENING IN SHEARWALL

Scale: N.T.S.

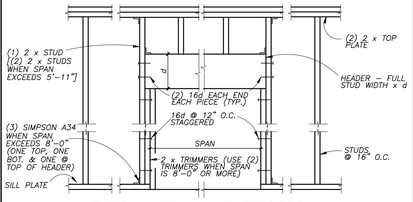
12

8

HEADER SCHEDULE

SPAN	HEADER	d (NOMINAL)
TO - 3'-11"	WIDTH OF STUD	x 4
4'-0" - 5'-11"	WIDTH OF STUD	x 6
6'-0" - 7'-11"	WIDTH OF STUD	x 8
8'-0" - 10'-0"	WIDTH OF STUD	x 10

FOR SPANS GREATER THAN 10'-0" HEADER SHALL BE AS DIRECTED BY STRUCTURAL ENGINEER.



TYPICAL MINIMUM HEADERS FOR EXTERIOR/BEARING WALLS

Scale: N.T.S.

4

Bldg. Dept. Submittal
NOT FOR CONSTRUCTION
Date: Dec 21, 2021

REGISTERED PROFESSIONAL ENGINEER
GREGORY K. VAN SANDE
No.30964
CIVIL
STATE OF CALIFORNIA

Van Sande Structural Consultants, Inc.
2920 DE LA VINA STREET
SANTA BARBARA, CALIFORNIA 93105
805.963.6903 fax 805.963.2073
www.VanSandeStructural.com

SBYSF DOCK STORAGE BUILDING RENOVATION

SCALE: As indicated
DATE: Dec 21, 2021

REV.	DATE	DESCRIPTION

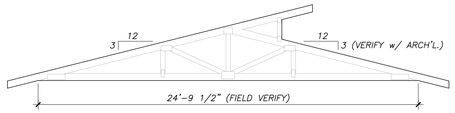
ALL IDEAS, DESIGNS, AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE PROPERTY OF SHUBIN + DONALDSON INC. AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF SHUBIN + DONALDSON INC. © 2016 SHUBIN + DONALDSON INC.

NOT FOR CONSTRUCTION

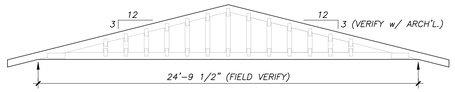
STRUCTURAL GENERAL NOTES

S0.1

21206



TYPE - T1



TYPE - T2

GABLE END

TYPICAL FRAMING MEMBERS UNLESS NOTED OTHERWISE

- ROOF FRAMING SHALL BE PRE-FAB WOOD TRUSS @ 24" O.C.
- ALL LOAD BEARING STUD WALLS SHALL BE 2x4 @ 16" O.C.
- EXTERIOR WALLS 2x4 @ 16" O.C. U.N.O., REFER TO ARCH FOR ADDITIONAL REQM'TS

ROOF TRUSS MANUFACTURER SHALL DESIGN AND DETAIL THE ROOF TRUSSES FOR THE FOLLOWING DESIGN LOADS:

TOP CHORD:

a. DEAD LOAD = 25 psf + TRUSS WEIGHT
b. LIVE LOAD = 20 psf BASIC REDUCIBLE IN ACCORDANCE WITH CODE.

BOTTOM CHORD:

c. DEAD LOAD = 10psf + TRUSS WEIGHT
d. LIVE LOAD = 10 psf BASIC REDUCIBLE IN ACCORDANCE WITH CODE.
e. CALCULATIONS BASED ON C.B.C. 2016 CODE ALONG WITH SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.
f. A CALIFORNIA LICENSED CIVIL OR STRUCTURAL ENGINEER WHO IS COMPETENT AND EXPERIENCED IN THE DESIGN OF PREFABRICATED WOOD PRESS PLATE TRUSSES SHALL SIGN AND SEAL BOTH THE STRUCTURAL CALCULATIONS AND THE TRUSS FABRICATION AND ERECTION DRAWINGS.

Shear Wall Schedule (SW) / Perforated Shear Wall Schedule (PSW)

Mark	Sheating and Attachments	Allow. Shear	Sill Plate Conn.	Sill Pl. Conn., Alt. #1	Sill Pl. Conn. at Wd. Frmg.	Sill Pl. Conn. at Wd. Frmg., Alt. #1
SW1	15/32" BLKD. STRUCT. 1 SHTG. w/ 10d (3"x.148 COMMON, 3"x.128" GALV. BOX) @ 6" O.C. E.N., 12" O.C. F.N. (6)	340 p.l.f.	5/8"ø A.B. @ 24" O.C.	3/4"ø A.B. @ 24" O.C.	16d @ 6" O.C.	SIMP. "LTP4" @ 16" O.C.
SW2	15/32" BLKD. STRUCT. 1 SHTG. w/ 10d (3"x.148 COMMON, 3"x.128" GALV. BOX) @ 4" O.C. E.N., 12" O.C. F.N. (6)	510 p.l.f.	5/8"ø A.B. @ 16" O.C.	3/4"ø A.B. @ 16" O.C.	16d @ 4" O.C.	SIMP. "LTP4" @ 12" O.C.

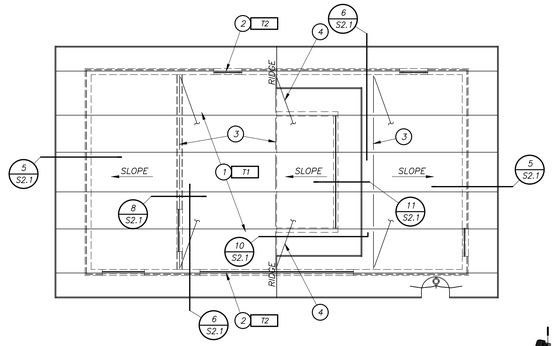
Notes:

1. *Where plywood is applied on both faces of wall and nail spacing is less than 6" o.c., panel joints shall be offset to fall on different framing members or framing shall be 3" nominal or thicker and nails shall be staggered.*
2. *Applies to nailing at all studs, top and bottom plates, and blocking.*
3. *See typical details for holdown info*
4. *Framing at adjoining panel edges shall be 3" nominal or wider and nails shall be staggered where nails are spaced 2" o.c.*
5. *Framing at adjoining panel edges shall be 3" nominal or wider and nails shall be staggered where both of the following conditions are met:*
   1) 10d nails
   2) Nails are spaced 3" or closer
6. *All sill plates in direct contact with foundation concrete shall be pressure treated.*
7. *Where shear design exceeds 350 p.l.f., all framing members recieving edge nailing from abutting panels shall not be less than a single 3" nominal member, or (2) 2" nominal members fastened together with 16d @ 4" o.c. staggered to transfer design shear value between framing members. Sill plate anchorage per note 8.*
8. *Anchor bolts for shearwalls shall include 3"x3"x1/4" galv. steel plate washers. The hole in the plate may be diagonally slotted with width of 3/16" bigger than anchor bolt.*
   Alternate: If anchor bolt spacing is cut in half 2x sill plate with 3"x3"x1/4" galv. steel plate washer is adequate.
9. *All sill plates must be 3x nominal where shear design exceeds 350 p.l.f. in addition (2) 20d box nails from stud to sole/sill plate in lieu of nailing schedule requirements.*
   Alternate: If anchor bolt spacing is cut in half 2x sill plate with 3"x3"x1/4" galv. steel plate washer is adequate.
10. *Special Inspection required for shear walls with nail spacing 4"o.c. or less, and for all shear walls with sheathing both sides.*
11. *If designated as a perforated shear walls. See typical perforated shear wall detail for requirements.*
12. *Holdowns anchor bolts to be tied in place prior to foundation inspection.*

If P then wall is perforated shear wall, ref. to note 11.
Indicates holdown type at the end of shearwall per schedule
PSW2-4 — Indicates shearwall type designation per schedule
9'-0" — Indicates approximate shearwall length

Holdown Schedule:

A: Simpson "CMST12" STRAP w/ 49 10d EA. END w/ 6x6 DF§1 MIN. (Cap.=9,215 LB)
B: Simpson "CMST14" strap w/ (44) 10d each end 4x4 DF§1 OR 4x6 DF§1 MIN. (Cap.=6490 LB)
C: (2) Simpson "CS16" straps w/ (11) 10d each end (2) 2x DF§1or (1) 4x DF§1 (Cap.=3410 LB)
D: (2) Simpson "CS18" straps w/ (9) 10d each end (2) 2x DF§1 or (1) 4x DF§1 (Cap.=2740 LB)
E: (2) Simpson "CS20" straps w/ (7) 10d each end (2) 2x DF§1 or (1) 4x DF§1 (Cap.=2060 LB)
F: Simpson "CS16" straps w/ (11) 10d each end (2) 2x DF§1 or (1) 3x DF§1 (Cap.=1705 LB)
G: Simpson "CS18" straps w/ (9) 10d each end (2) 2x DF§1 or (1) 3x DF§1 (Cap.=1370 LB)
H: Simpson "CS20" straps w/ (7) 10d each end (2) 2x DF§1 (1) 3x DF§1 (Cap.=1030 LB)
I: Simpson "HD19" (1-1/4"ø A.B.) w/ 4x8 DF§1 or 6x6 DF§1 (Cap.=19,070 LB) (when 4x8 post such that longer side of post is in plane w/HD)
J: Simpson "HD12" (1-1/8"ø A.B.) w/ 4x8 DF§1 or 6x6 DF§1 (Cap.=15,510 LB) (when 4x8 post such that longer side of post is in plane w/HD)
K: Simpson "HDU14" – SDS2.5 (w/(36) SDS 1/4"x2-1/2") w/ 1"ø A.B. w/ 6x6 DF§1 (Cap.=14,445 LB)
L: Simpson "HDU11" – SDS2.5 (w/(30) SDS 1/4"x2-1/2") w/ 1"ø A.B. w/ 6x6 DF§1 (Cap.=9,535 LB)
M: Simpson "HDU8" w/ (20) SDS 1/4"x2-1/2" w/ 7/8"ø A.B. w/ 4x DF§1 MIN. (Cap.=6,970 LB)
N: Simpson "HDU5" or "HTT5" (w/(26) 16d x 2-1/2) w/ 5/8"ø A.B. 4x DF§1 (Cap.=5,090 LB)
O: Simpson "HDU4" or "HTT4" (w/(18) 16d x 2-1/2) w/ 5/8"ø A.B. 4x DF§1 (Cap.=4,235 LB)
P: Simpson "HDU2" or "HD5" w/5/8"ø A.B. 4x DF§1 (Cap.=3,075 LB)
** No holdown required*



Roof Framing Plan

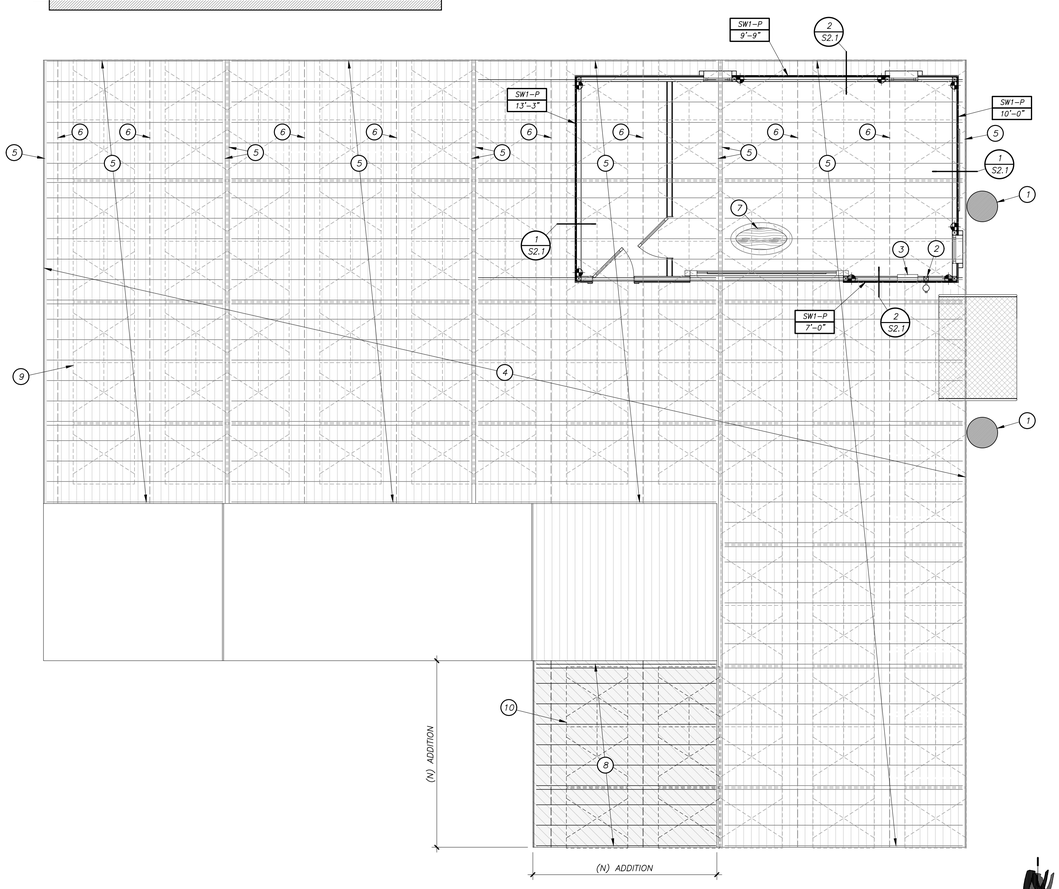
Scale: 1/4" = 1'-0"

Keyed Notes:

1. *PREFABRICATED WOOD TRUSSES SPACED PER ARCH'L*
2. *PREFABRICATED WOOD TRUSS (GABLE END)*
3. *CONT. 2x BLKG, TYP.*
4. *GABLE END BRACING, TYP.*

NOTES: ROOF FRAMING

A. REFER TO GENERAL NOTES SHEET S0.1.
B. ROOF SHEATHING SHALL BE 5/8" THICK PLYWOOD WITH A PANEL IDENTIFICATION INDEX OF 32/16. PLACE FACE GRAIN PERPENDICULAR TO SUPPORTS. PROVIDE ONE PLYCLIP BETWEEN EACH JOIST AT ALL UNBLOCKED EDGES OF PLYWOOD SHEATHING OR USE T&G PLYWOOD. UNLESS OTHERWISE NOTED ON THE DRAWINGS:
EDGE NAILING (E.N.) = 10d @ 6" O.C.
FIELD NAILING (F.N.) = 10d @ 12" O.C.
C. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF SKYLIGHTS AND ROOF HATCHES.
D. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF EQUIPMENT AND ROOF OPENINGS FOR DUCTS.
E. UNLESS SPECIFICALLY NOTED ON THE PLANS, FRAMING SHALL NOT BE CUT OR RELOCATED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.
F. LOADS: SLOPED ROOF: DEAD LOAD = 15 PSF
LIVE LOAD = 20 PSF
G. DO NOT OVER-CUT AT NOTCHES IN FRAMING.
H. FINAL LOCATION AND WEIGHTS OF MECHANICAL UNITS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO THE PREPARATION OF ROOF FRAMING SHOP DRAWINGS.
I. WHERE ROOF PITCH CREATES LOW SPOTS THAT WILL NOT PROPERLY DRAIN, PROVIDE CRICKETS TO ENSURE ADEQUATE ROOF DRAINAGE.
J. REFER TO ARCHITECTURAL DRAWINGS FOR TOP OF PLYWOOD ELEVATIONS, LOCATIONS OF RECESSED DRAIN PANS, HATCHES AND OTHER MISCELLANEOUS ITEMS. COORDINATE WITH FRAMING.
K. (E) INDICATES EXISTING.
(N) INDICATES NEW.



Floating Dock Deck Plan

Scale: 1/4" = 1'-0"

Keyed Notes:

1. *(E) DOCK PIER*
2. *4x WOOD POST FOR CONNECTION OF SOLID WOOD FLAG POLE*
3. *ELECTRICAL SUB PANEL*
4. *(E) DOCK DECKING*
5. *(E) 2x8 FLOOR JOISTS*
6. *(E) 2x8 FLAT UNDER FLOOR JOISTS*
7. *(N) 3/4" MARINE-GRADE PLYWOOD SHTG OVER (E) DOCK DECKING*
8. *(N) 2x8 FLOOR JOISTS*
9. *(E) DOCK FLOATS, TYP.*
10. *(N) DOCK FLOATS, TYP.*

NOTES: FLOOR FRAMING

A. REFER TO GENERAL NOTES SHEET S0.1.
B. FLOOR SHEATHING SHALL BE 3/4" THICK PLYWOOD WITH A PANEL IDENTIFICATION INDEX OF 48/24. USE T&G PLYWOOD PLACE FACE GRAIN PERPENDICULAR TO SUPPORTS. UNLESS NOTED OTHERWISE ON THE DRAWINGS:
E.N. (EDGE NAILING) 10d @ 6" O.C.
F.N. (FIELD NAILING) 10d @ 12" O.C.
C. SEE MECHANICAL DRAWINGS FOR LOCATIONS OF OPENINGS IN FLOOR FOR DUCTS, ETC.
D. UNLESS SPECIFICALLY NOTED ON THE PLANS, FRAMING SHALL NOT BE CUT OR RELOCATED WITHOUT PRIOR APPROVAL OF THE STRUCTURAL ENGINEER. CONTRACTOR SHALL OBTAIN APPROVAL OF TRUS JOIST SHOP DRAWINGS FROM BOTH MECHANICAL AND STRUCTURAL ENGINEERS PRIOR TO ERECTION OF JOIST FRAMING.
E. LOADS: TYPICAL FLOOR:
DEAD LOAD = 15 PSF
LIVE LOAD = 40 PSF
F. ALL EXPOSED INTERIOR AND EXTERIOR BEAMS SHALL BE FREE OF HEART CENTER RINGS.
G. ALL MULTIPLE JOISTS SHALL HAVE EACH JOIST NAILED TO THE ADJACENT ONE WITH 16D @ 16" O.C. STAGGERED.
H. FLOOR JOISTS MAY HAVE A MAXIMUM OF A 1" DIAMETER HOLE DRILLED AT MID DEPTH ONLY IN ORDER TO FACILITATE INSTALLATION OF ELECTRICAL CONDUIT.
I. FOR HEADER SIZES NOT NOTED, REFER TO TYPICAL DETAIL SCHEDULE.
J. WHERE PARTITIONS AND STUD WALLS ARE PARALLEL TO THE JOIST FRAMING, PROVIDE 2X6 @ 16" O.C. BLOCKING WITH SIMPSON LU26 AT EACH SUPPORT TO DISTRIBUTE THE LOAD TO THE TWO NEAREST JOISTS.
K. (E) INDICATES EXISTING.
(N) INDICATES NEW.
L. UNLESS OTHERWISE INDICATED, ALL REPETITIVE FLOOR JOIST MEMBERS SHALL BE 2x8 @ 16" O.C.
M. ◆ INDICATES APPROXIMATE HOLDOWN LOCATION PER SHEAR WALL SCHEDULE. REFER TO TYPICAL DETAILS FOR INFORMATION ON EXACT LOCATION OF HOLDOWNS WITH RESPECT TO THE WALL CORNERS AND JAMBS

Bldg. Dept. Submittal
NOT FOR CONSTRUCTION
Date: Jan 05, 2022

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SBYSF DOCK STORAGE BUILDING RENOVATION

SCALE: As indicated
DATE: Jan 05, 2022

REV.	DATE	DESCRIPTION

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STRUCTURAL PLANS

S1.1

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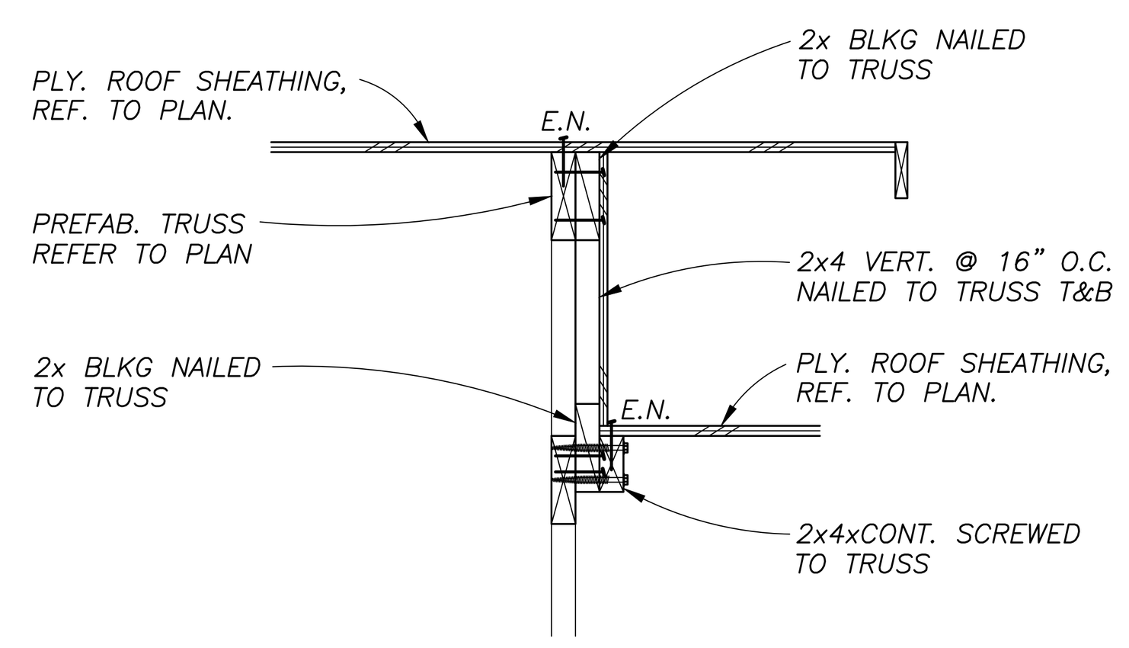
13



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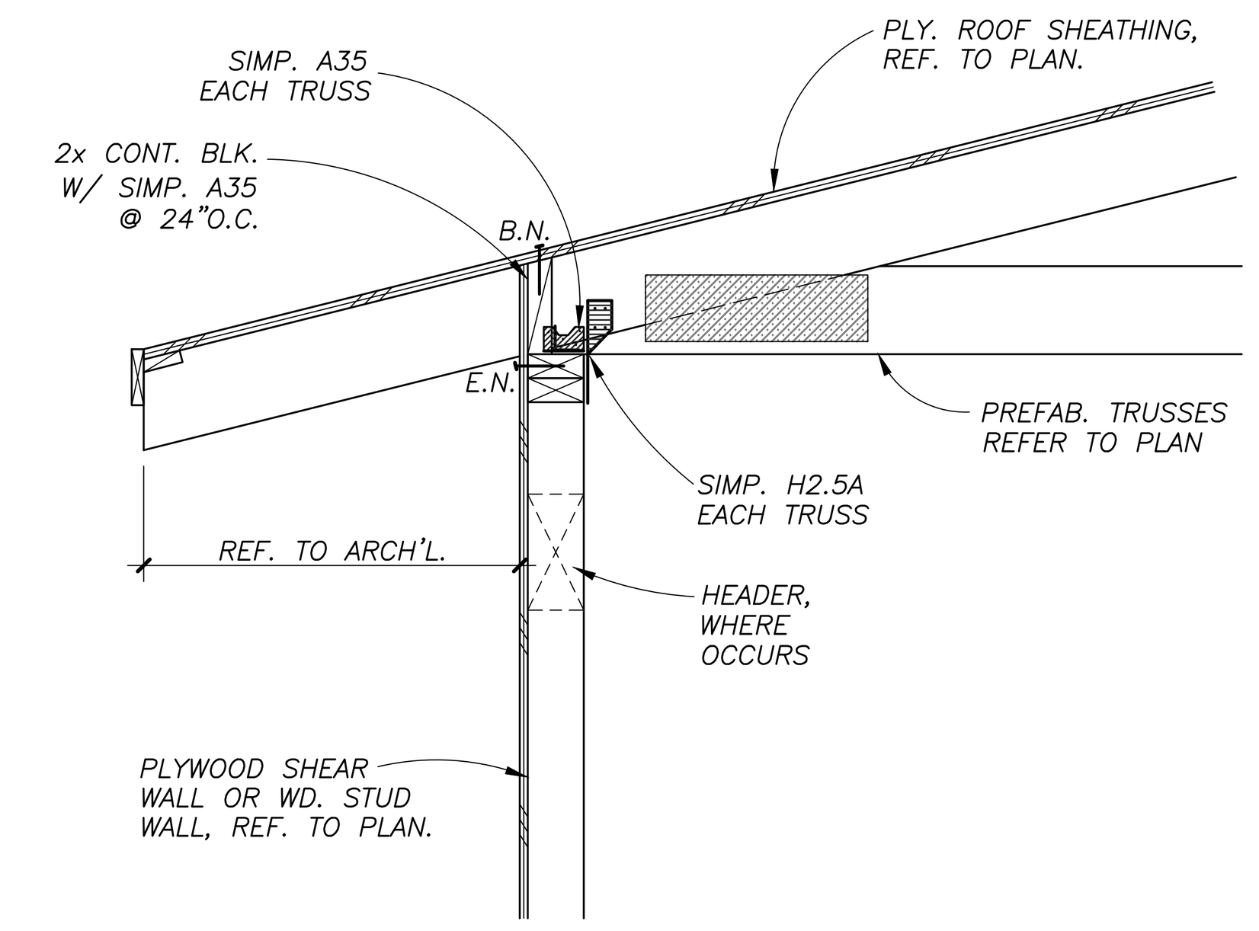

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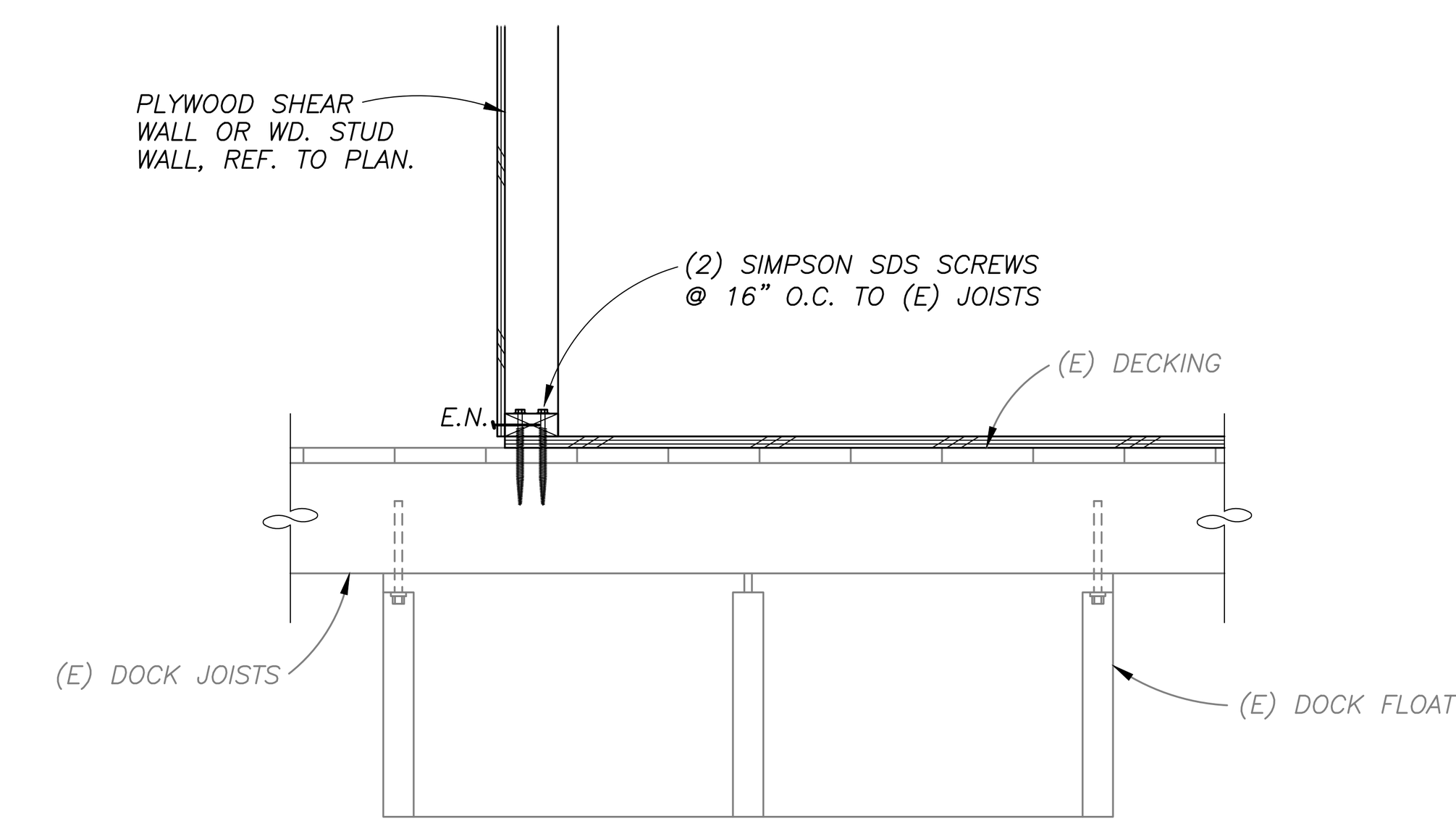
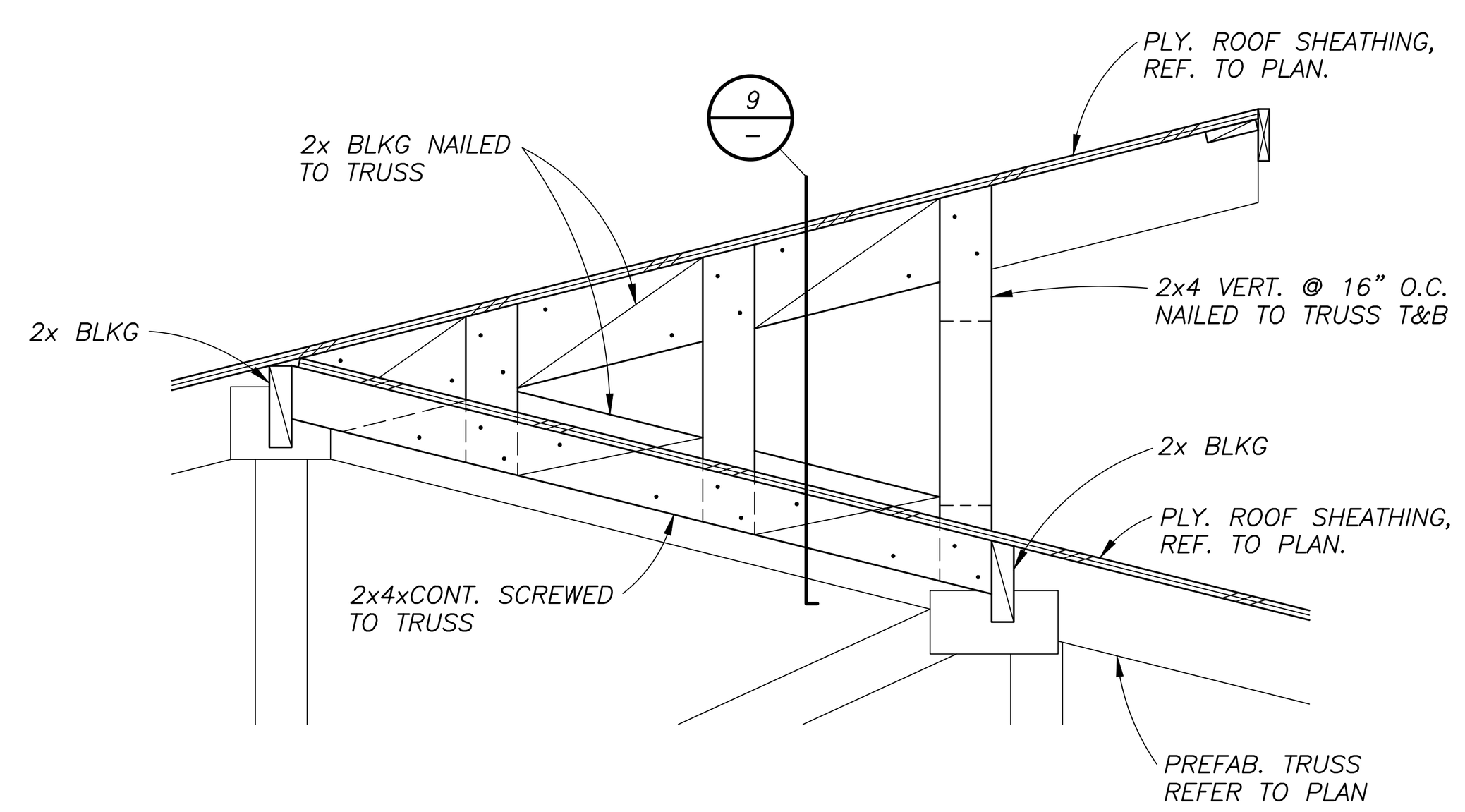


TYP. WALL PERP. TO JOIST

1

14



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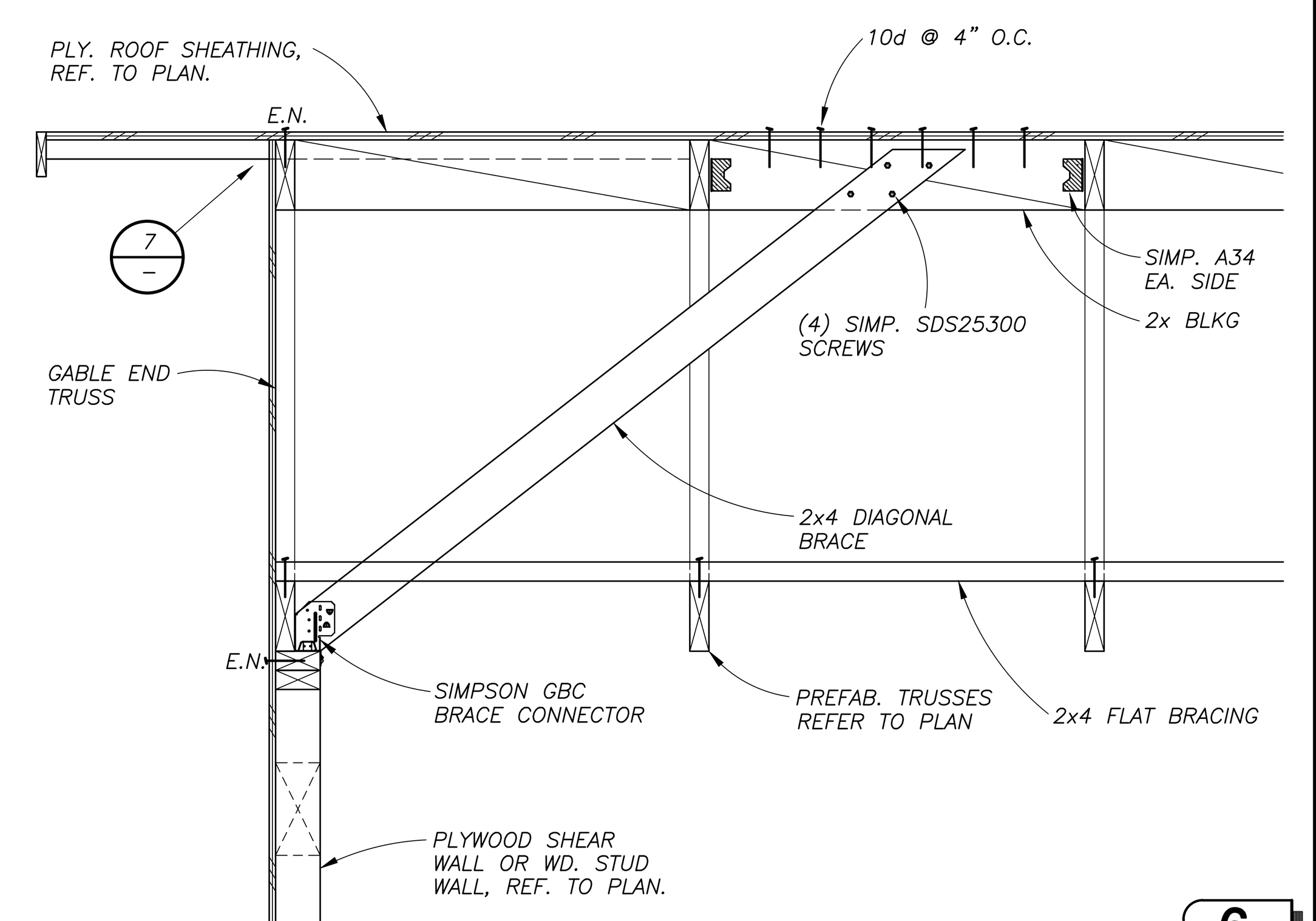

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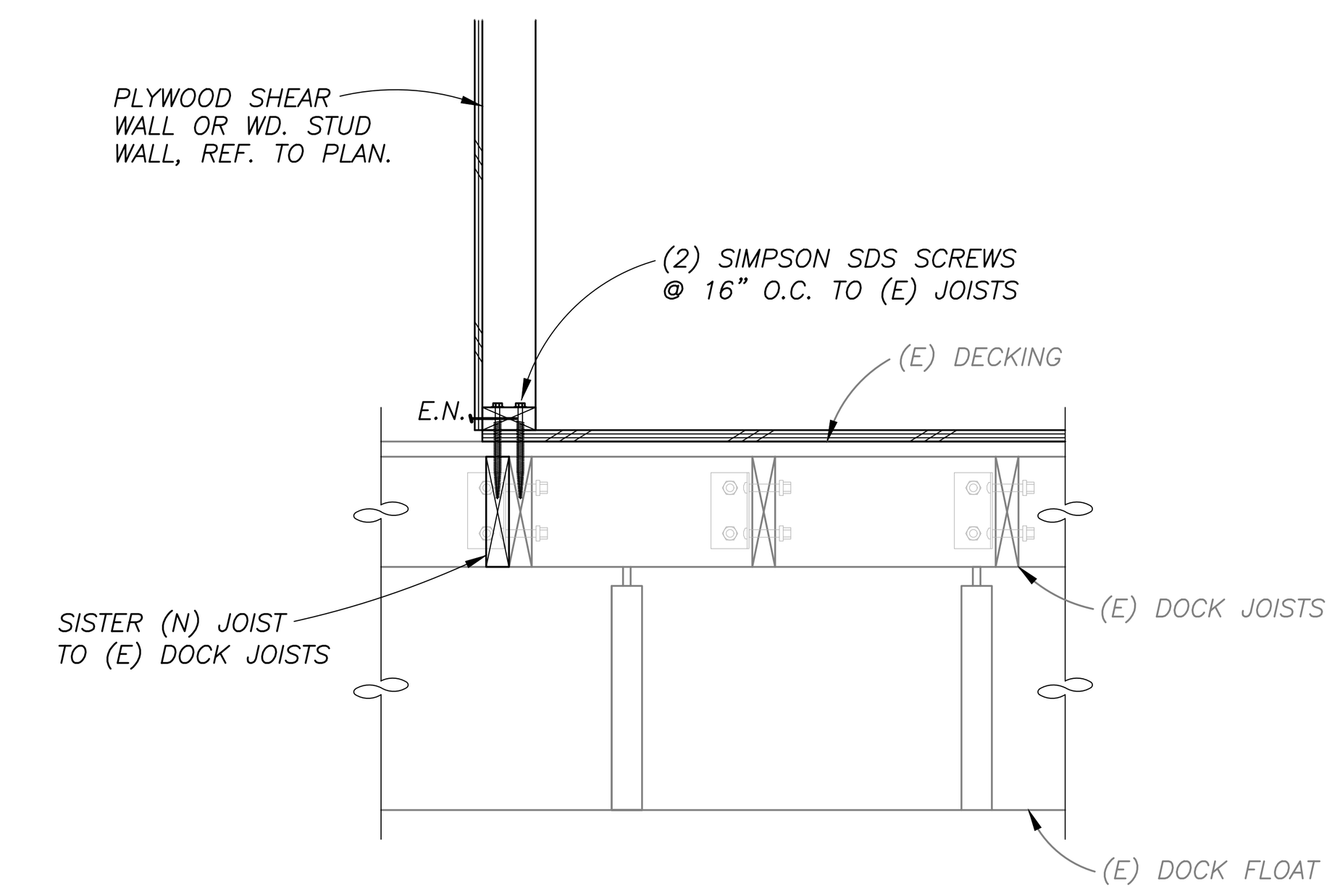
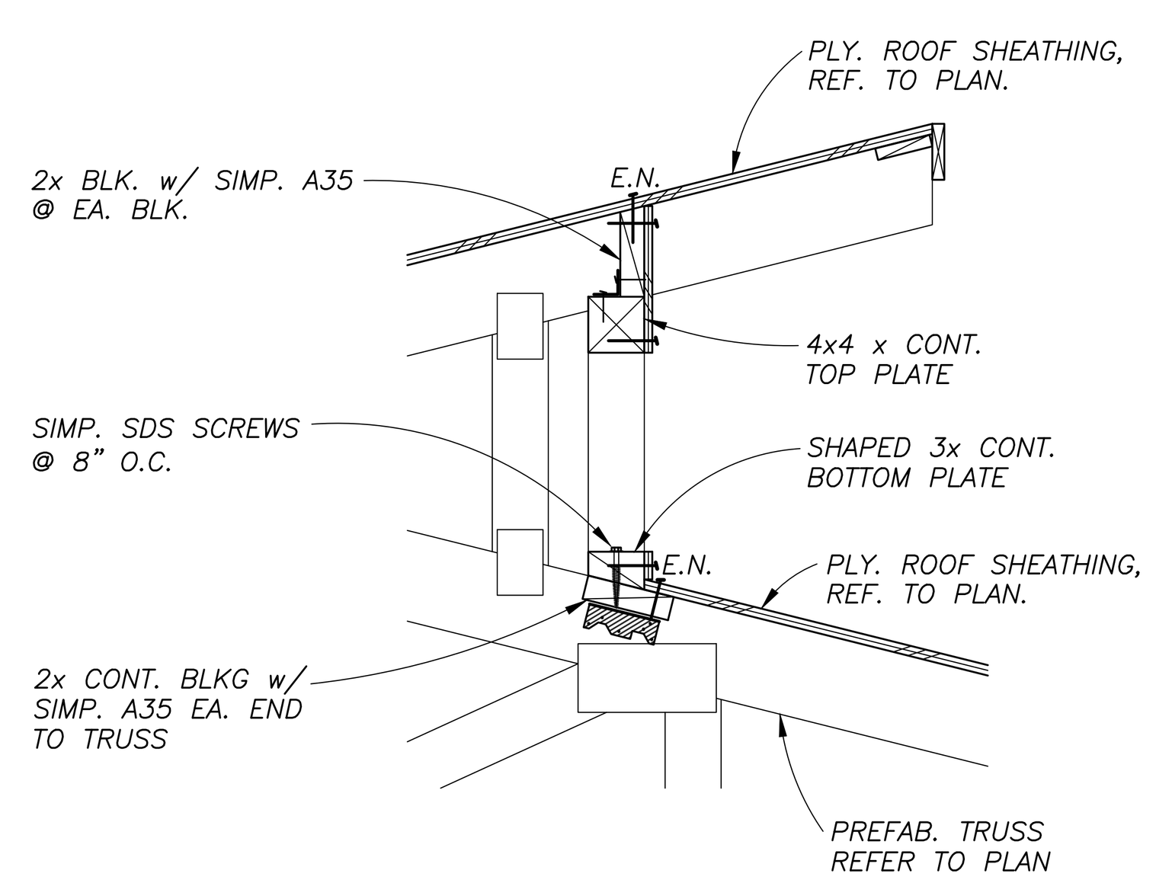


TYP. WALL PARALLEL TO JOIST

2

15



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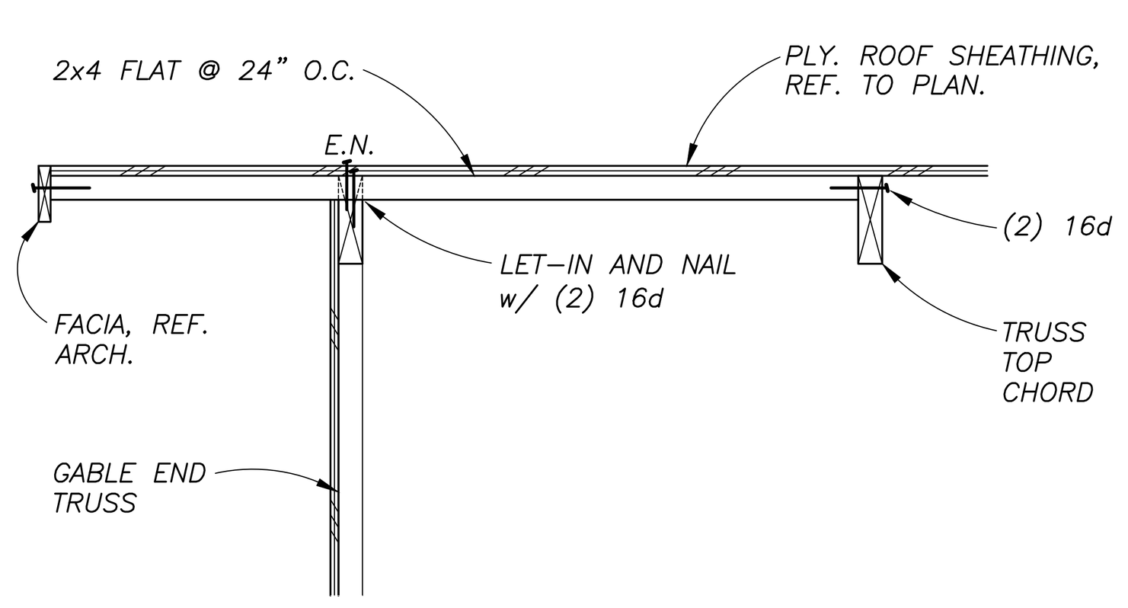


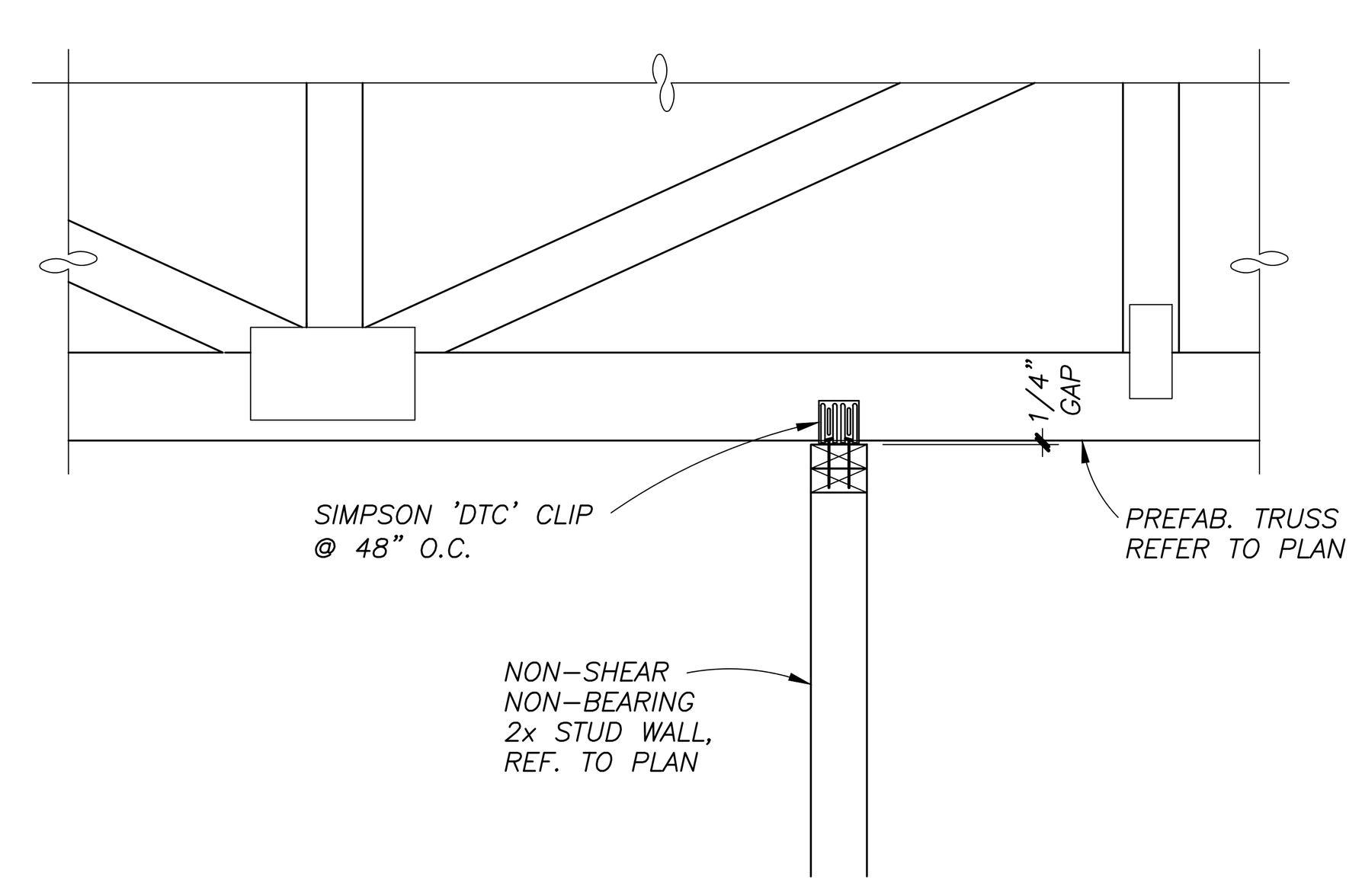
TYP. OUTLOOKER AT GABLE END

7

3

16

12



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Bldg. Dept. Submittal
NOT FOR CONSTRUCTION
Date: Dec 21, 2021

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SBYSF DOCK STORAGE BUILDING RENOVATION

SCALE: As indicated
DATE: Dec 21, 2021

REV.	DATE	DESCRIPTION

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DETAILS
S2.1

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